

## 172 Oakchurch Place SW Calgary, Alberta

**MLS # A2202950**



# \$1,500,000

<b>Division:</b>	Oakridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey Split		
<b>Size:</b>	2,415 sq.ft.	<b>Age:</b>	1975 (50 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, City Lot, Cul-De-Sac, Front Yard,		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	See Remarks	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Concrete, Wood Frame	<b>Zoning:</b>	RC-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Open Floorplan, See Remarks, Smart Home, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Data		
<b>Inclusions:</b>	n/a		

For more information, please click on Brochure button. Location, Location, Location! This stunning Oakridge home sits at the end of a quiet cul-de-sac, backing west onto a beautiful greenspace and playground, a perfect setting for families. With friendly neighbors and a welcoming community, this home offers a true private sanctuary. Nestled in the peaceful community of Oakridge, this exceptional property offers the perfect blend of comfort and convenience. With five spacious bedrooms, three on the upper floor, one on the main floor, and one in the basement, providing plenty of space for the whole family. The expansive backyard opens to lush green space, offering a serene view and direct access to an elementary school and community center, perfect for families with children. Convenience is key with easy access to the newly constructed ring road, making commutes to all parts of the city a breeze. This home has been completely taken down to the studs and fully renovated, rebuilt with everything brand new and up to current building codes. Enjoy the peace of mind that comes with an extensive transformation where every major system has been replaced including electrical, plumbing, insulation, windows, and exterior finishes. Now you have the opportunity to add your personal touch and make this your forever home. Don't miss this rare opportunity to own your forever home in a coveted location that will always hold its value. Location Location Location!