

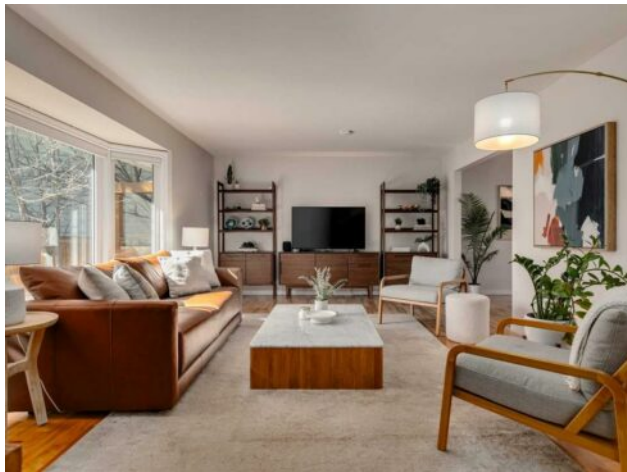


GRASSROOTS
REALTY GROUP

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224 Oakwood Place SW
Calgary, Alberta

MLS # A2213365



\$974,900

Division:	Oakridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,751 sq.ft.	Age:	1972 (53 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.23 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Irregular Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Wood Siding	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Laminate Counters, No Smoking Home		

Inclusions: N/A

Welcome to this stunning almost 1,800 square foot bungalow nestled in the highly sought-after community of Oakridge. Perfectly positioned on a quiet, family-friendly cul-de-sac, this 4 bedroom bungalow home sits on a generous pie-shaped lot, offering both privacy and space for outdoor enjoyment. Step inside to discover a spacious and well-designed interior featuring a welcoming living room flooded with natural light, open dining area, and a functional kitchen boasting newer appliances — ideal for everyday living and entertaining. You’ll also find a versatile bonus space that can easily serve as a home office, family room, or multipurpose area to suit your lifestyle needs with easy access to the back entrance of the home. The main floor boasts three generously sized bedrooms, including a lovely primary suite complete with a private 4-piece ensuite and built in wardrobes. The fully developed basement offers an incredible extension of your living space, with a cozy family room/ recreation room perfect for playtime with the kids. You’ll also find a dedicated theatre room with wood burning fireplace, a lovely fourth bedroom, a home office, gym area, and even a workshop — this home has an abundance of storage space...perfect for the growing family. This is more than just a house — it’s the perfect place to call home with truly something for everyone! Don’t miss your chance to own one of Oakridge’s best!