



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

315 Oakside Circle SW
Calgary, Alberta

MLS # A2264244



\$1,399,800

Division:	Oakridge		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,911 sq.ft.	Age:	1978 (47 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Garden, Landscaped, Lawn, Level, Low Maintenance		

Heating: Forced Air

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Stucco

Foundation: Poured Concrete

Features: Bar, Built-in Features, Closet Organizers, Kitchen Island, No Smoking Home, Smart Home, Stone Counters

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: Coffee System, Steam Oven, TV's & Wall Mounts, Outdoor Firebowl, Hot Tub, Alarm System (no contract), Sound System and Components, Smart Home System & iPad, Some Shelving in Storage Room.

Proudly presenting 315 Oakside Circle SW — Arguably one of Oakridge's most captivating residences, showcasing an unprecedented, full-scale renovation inside and out. Every inch of this home has been reimagined with exceptional attention to detail, craftsmanship, and design, leaving no stone unturned. From the moment you arrive, the curb appeal sets the tone: new woodpecker proof acrylic stucco, Kayu wood fascia and soffits, custom house number marquee and entry pillar, architectural exterior lighting, oversized driveway, stunning glass garage door, and a private, oversized composite front porch surrounded by architecturally designed, low maintenance landscaping. Step inside the grand, remodeled entry and you'll be struck by the soaring ceilings, abundant natural light, and impeccable finish quality. The gourmet kitchen features sleek, full height custom white cabinetry with black interiors, Silestone quartz countertops, a massive island with hidden rear storage, and a premium Sub Zero/Wolf 7 piece appliance package. The kitchen opens to a bright, comfortable living room and an intimate dining area, both anchored by elegant fireplaces that enhance the warmth and ambiance of the space. This fully automated smart home features custom audio, video, and LAN integration along with completely automated security, heating, cooling, and monitoring systems — providing true lock and leave peace of mind and the ability to manage your home from anywhere in the world. The main floor also includes a stylish 2 piece powder room, a well appointed laundry room, and a custom mudroom with direct access to the heated, fully finished double garage, complete with epoxy flooring and wiring for multiple electric vehicles. Upstairs you'll find three bedrooms (one currently used as a walk in closet), a beautifully updated 4 piece

main bathroom, and a primary retreat featuring a serene 4 piece ensuite. The fully renovated basement was designed for both comfort and functionality, featuring a custom wet bar with sink and beverage fridge, a fully tiled 3 piece bathroom with heated floors, a spacious rec room, and a bright south facing bedroom with a tiered wood window well. The outdoor living space flows seamlessly from the main floor to a south exposure 400 sq ft TimberTech Terrain deck, complete with hot tub and gas fire bowl, perfect for entertaining or quiet evenings under the stars. Ideally situated on a quiet street, this home offers direct access to South Glenmore Park, the Calgary Ring Road, top rated schools, and all nearby amenities. 315 Oakside Circle SW is a true masterpiece, a rare blend of thoughtful design, luxury finishes, and flawless execution. Contact your favorite Realtor® for a private viewing today.