



**212 Oakside Circle SW  
Calgary, Alberta**

**MLS # A2278309**

**\$949,800**



<b>Division:</b>	Oakridge	
<b>Type:</b>	Residential/House	
<b>Style:</b>	2 Storey	
<b>Size:</b>	2,054 sq.ft.	<b>Age:</b> 1976 (50 yrs old)
<b>Beds:</b>	4	<b>Baths:</b> 3 full / 1 half
<b>Garage:</b>	Double Garage Attached, RV Access/Parking	
<b>Lot Size:</b>	0.17 Acre	
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Landscaped	

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, See Remarks		

**Inclusions:** Fridge and freezer in lower level. TV Wall mount. Central vac with attachments. Irrigation system.

Tucked away on a quiet corner lot just steps away from the Glenmore Reservoir and South Glenmore Park, this immaculate home offers four bedrooms upstairs and more than 2,600 sq ft of developed living space! Lovingly owned by the same family for over 30 years, pride of ownership is evident throughout. Numerous upgrades have been completed over the years, including windows and doors, 30-year roof shingles (2005), high-efficiency furnaces, hot water tank (2020), water softener, irrigation system, appliances, and more! The traditional floor plan features a formal front living room flooded with natural light from large south-facing windows. The adjoining dining room easily accommodates a large table, while the kitchen, featuring granite counters, newer stainless appliances & adjoining breakfast nook, overlooks the backyard. The sunken family room offers a cozy fireplace, custom built-ins, and direct access to the back patio. Completing this level are a 2-piece bathroom, a spacious mudroom/laundry room with utility sink, and access to the 22' x 24' drywalled and heated garage. Upstairs is host to four spacious bedrooms and two updated bathrooms. The primary bedroom features a full ensuite bathroom, generous closet space, and a balcony overlooking the backyard and with views of South Glenmore Park! The fully finished lower level boasts newer carpet, generous additional living space, and ample storage. Outside, enjoy the spacious backyard with mature trees, concrete patio, large deck, and RV parking. Ideally located within walking distance of schools, the Glenmore Reservoir pathways, tennis courts, and more, and with excellent access to shops, restaurants, and other amenities. Call your favorite Realtor today to arrange a private showing.