



**3370 Oakwood Drive SW  
Calgary, Alberta**

**MLS # A2297923**



**\$978,000**

<b>Division:</b>	Oakridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,328 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		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Cedar Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, High Ceilings, No Smoking Home, Open Floorplan, Sauna, Storage, Walk-In Closet(s)		

**Inclusions:** Second Fridge in the Basement, Family Room TV Brackets, Shed, Pantry Shelving, Storage Area and Shed Shelving, Smart Thermostat, Sprinkler System, Telus Security System

\*Open House from 1-3PM on Saturday, April 11th\* Welcome to 3370 Oakwood Dr SW, a beautifully appointed residence offering timeless elegance, two fully functioning wood-burning fireplaces, and thoughtfully designed living spaces with HIGH CEILINGS AND AN ABUNDANCE OF NATURAL LIGHT. From the moment you arrive, the home presents a warm and sophisticated presence, blending classic architecture with modern comfort. Expansive principal rooms create an inviting atmosphere ideal for both everyday living and refined entertaining, while large windows invite natural light to enhance the home's bright and airy ambiance. The interior showcases a seamless layout that balances functionality with style. A well-designed kitchen provides ample workspace and storage, perfectly suited for culinary enthusiasts and gatherings with family and friends. The adjoining living and dining areas create a natural flow, offering a comfortable yet upscale setting that adapts effortlessly to both intimate evenings and larger celebrations. The hardwood floor in the family room adds warmth and character, complementing the home's welcoming atmosphere. Attention to detail throughout contributes to a strong sense of quality and care evident in every space. The property has also been enhanced with new doors and windows by PlyGem, improving both efficiency and overall aesthetic appeal. The professionally finished basement (2025) expands the home's versatility, featuring an enlarged bedroom/office window that allows for increased natural light, a beautifully appointed new bathroom complete with a sauna, and a combination of luxury vinyl plank and carpet flooring that provides both durability and comfort. Additional living areas offer flexibility for a home office, recreation space, or media room, ensuring the property meets the evolving needs

of modern living while maintaining a cohesive sense of comfort and sophistication throughout. Outdoor spaces extend the home's appeal, offering an ideal setting to enjoy the changing seasons. The fully landscaped, low maintenance yard has been thoughtfully designed for ease of care and includes biannual tree pruning, creating a beautiful and functional environment year-round. A new eavestrough system (2025) further enhances exterior upkeep and long-term value. Whether hosting summer gatherings, enjoying morning coffee, or simply unwinding in a quiet moment, the exterior environment complements the interior living experience while providing a wonderful balance of privacy and accessibility. Welcome to elevated living in the highly desirable community of Oakridge in Calgary, where tree-lined streets, nearby parks, and a strong sense of community create an exceptional place to call home. Book your private showing today!