GRASSROOTS REALTY GROUP

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

12 Oakvale Place SW
Calgary, Alberta

MLS # A2304162

$925,000

Division:	Oakridge		
Type:	Residential/House		
Style:	5 Level Split		
Size:	1,846 sq.ft.	**Age:**	1972 (54 yrs old)
Beds:	5	**Baths:**	2 full / 1 half
Garage:	Additional Parking, Driveway, Front Drive, Garage Door Opener, Garage Face		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, No Back Lane, Recta		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Hardwood, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stucco, Wood Frame	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Chandelier, High Ceilings, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows		
Inclusions:	None		

** CHECK OUT THE VIDEO TOUR ** Welcome home to 12 Oakvale Place SW — a beautifully renovated 5-LEVEL SPLIT tucked into one of OAKRIDGE's most established and family-friendly CUL-DE-SAC streets. Offering over 2,850 sq ft of developing living space, 5 bedrooms and 2.5 bathrooms, every detail in this home has been thoughtfully designed for both style and everyday functionality. From the moment you step inside, you'll be captivated by the SOARING VAULTED CEILINGS, rich hardwood floors, and an abundance of natural light pouring through oversized windows. The heart of the home is the open and airy main floor, anchored by a cozy WOOD-BURNING FIREPLACE in the sun-filled living room and flowing seamlessly into a spacious dining area — perfect for everything from quiet weeknight dinners to hosting the whole family. The FULLY RENOVATED CHEF'S KITCHEN is a true showstopper, featuring crisp white shaker cabinetry, sleek black quartz countertops, a designer herringbone backsplash, stainless steel appliances with double wall ovens, and a wall pantry. Upstairs, you'll find three generously sized bedrooms and a full 4-piece bathroom — ideal for growing families. A few steps up, a unique LOFT-STYLE SPACE overlooks the main living area, offering a bright and airy spot that works beautifully as a home office, reading nook, or kids' play area. The PRIVATE PRIMARY RETREAT occupies its own level and feels like a true escape. Wrapped in warm wood paneling with a vaulted ceiling, it features a walk-in closet, 2-piece ensuite, and not one but TWO PRIVATE DECKS — one facing northeast to catch the morning sun with your coffee, and another facing northwest, perfect for unwinding with a glass of wine as the sunset paints the Alberta sky. The lower levels extend your living space with a versatile den, a 5th bedroom, a

3-piece bathroom, and a large rec room — perfect for a media room, home gym, or guest suite. A dedicated laundry and ample storage round out the basement. Step outside to a generous, NW-FACING BACKYARD on a LARGE 5,736 Sq Ft LOT — ideal for summer barbecues, kids and pets at play, or quiet evenings under mature trees. An ATTACHED OVERSIZED SINGLE GARAGE with additional driveway parking and separate covered storage offers plenty of room for vehicles, tools, and hobbies. Updated TRIPLE-PANE WINDOWS keep the home quiet, efficient, and cozy year-round. Oakridge is known for its mature, tree-lined streets and strong sense of community. Top-rated schools, parks, playgrounds, and everyday amenities are all just minutes away, with SOUTH GLENMORE PARK and the Glenmore Reservoir around the corner offering endless pathways for biking, walking, and weekend adventures. Homes like this — MOVE-IN READY, full of character, and on a quiet cul-de-sac in such a sought-after neighbourhood — don't come along often. Renovated, Reimagined, Ready — Your Oakridge Dream Awaits. BOOK YOUR PRIVATE SHOWING TODAY and come see why this is the perfect place to call home!!

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