



**103 Oakside Gate SW
Calgary, Alberta**

MLS # A2144137



\$895,000

Division:	Oakridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,739 sq.ft.	Age:	1976 (48 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Lawn, Low Maintenance Landscape, Rect		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Cedar, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Central Vacuum, Granite Counters, Kitchen Island, Skylight(s), Storage, Vinyl Windows		

Inclusions: Garden shed, BBQ, Patio table + 5 chairs with cushions and umbrella

Welcome to your dream bungalow in Oakridge! Situated on a desirable corner lot, this beautifully updated home offers over 1700 sqft of spacious living on the main floor plus another 1400+ in the lower level. Boasting three bedrooms on the main level and two additional bedrooms in the fully finished basement, this home is perfect for families of all sizes. Step inside and be greeted by the warmth of hardwood floors throughout the main level, and natural light pouring in from two large skylights. The heart of the home is the renovated kitchen, featuring stunning granite countertops, a large island, a separate eating bar with storage below, and modern stainless steel appliances. The open concept design flows seamlessly into the expansive family room, where a cozy gas fireplace and views of the beautiful garden create a perfect gathering space. The primary bedroom is a lovely retreat, complete with a charming window seat overlooking the garden and a private 3-piece ensuite. The additional bedrooms are generously sized and share a beautifully updated bathroom. The basement offers new vinyl plank flooring throughout, providing a durable and stylish space for extra living quarters, 2 large bedrooms perfect for guests and a recreation area. Tons of storage with shelving and laundry room round out this lower level. Some of the additional highlights include oversized attached double garage, triple pane windows, new roof, upgraded insulation, and freshly painted exterior and fence. The home also features beautifully maintained gardens that add to the curb appeal and provide a serene outdoor space to enjoy. Don't miss the chance to make this meticulously updated and impeccably maintained bungalow your forever home. Located close to South Glenmore Park, you will have easy access to walking and bike trails around the reservoir and the bike

pump track. With easy access to Stoney Trail nearby and the shops, dining, and services at Glenmore Landing just minutes away, convenience is at your doorstep. Schedule a showing today and experience the perfect blend of modern updates and timeless charm.