



**136 Oakcliffe Place SW
Calgary, Alberta**

MLS # A2150255



\$888,000

Division:	Oakridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,533 sq.ft.	Age:	1972 (52 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Triple Garage Attached		
Lot Size:	0.29 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Cul-De-Sac, Front Yard,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Mixed, Post & Beam, Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Laminate Counters, No Smoking Home, Storage, Wet Bar, Wood Windows		
Inclusions:	Safe		

Welcome to this magnificent two-storey former showhome, offering a luxurious 3,204 square feet of finished living space in the heart of the SW community of Oakridge. While this original home retains much of its classic charm, it does not have many modern upgrades, presenting a unique opportunity for customization. Bathed in natural light from large, bright windows and patio doors, this home provides a warm and inviting atmosphere perfect for both entertaining and family gatherings. The spacious living room is ideal for hosting, while the functional kitchen, complete with a pantry, makes meal preparation a breeze. Cozy up in the large family room featuring a brick-facing fireplace with a raised hearth and gas lighter, complemented by a convenient built-in wood storage box. The main floor also includes a versatile converted Flex Room used for a kids' playroom or den, providing ample space for work or play. Ascend the elegant curved staircase with its intricate metal railing to the upper level, where the large master bedroom awaits. Enjoy the luxury of a three-piece ensuite, his and hers closets, and an attached outdoor balcony perfect for sipping your morning coffee. The additional second bedroom features two closets and a built-in desk, while the third bedroom boasts built-in shelves. The finished basement is a haven for recreation and relaxation, with a den/craft room, a large recreation room, and an additional family room complete with a second gas lighter brick-facing fireplace and wood storage. The family room also includes a wet bar, fully equipped with a built-in counter ice bowl, sink, dishwasher, and bar fridge, making it the perfect spot for entertaining guests. A large covered cement front porch greets you at the entrance, providing a charming welcome to this exceptional home. The expansive backyard is a private oasis, with many trees, a large

covered ground-level cement deck, and direct access to greenspace just steps from a playground. The location is truly unbeatable, with a short bike ride to South Glenmore Park and close proximity to walking and bike paths, parks, nature, golf, shopping, entertainment, recreation, transit routes, and major traffic arteries including Stoney Trail. Discover the unparalleled charm and elegance of this former showhome, and envision the endless possibilities of making it your own. Visit today and see why this Oakridge gem is the perfect place to call home! This is home is a previous showhome that presented with a triple car attached garage. Since the original purchase, a part of the garage has been converted to a Flex Room that is heated and included with the main area of the house. The flex room can easily be converted back, to make a triple car attached garage.