



GRASSROOTS
REALTY GROUP

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

3135 Oakwood Drive SW
Calgary, Alberta

MLS # A2202906



\$899,999

Division:	Oakridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,592 sq.ft.	Age:	1972 (53 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Detached, Heated Garage, Parking Pad		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Built-in Features, Ceiling Fan(s), Kitchen Island, Pantry, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: TV Mounts, Outdoor Security System Cameras, Gemstone lighting

Nestled in the heart of Oakridge, this beautifully designed bungalow is a true gem, offering a perfect blend of comfort, style, and functionality. Boasting approximately 3000 sq feet in total living area. From its stunning curb appeal to the thoughtfully designed interior, this home is ideal for families and entertainers alike. Step inside to a spacious foyer that welcomes you into the bright and open living space. The sunken living room features beamed ceilings, a built-in electric fireplace, and seamless access to your private backyard oasis. Whether you're hosting friends or unwinding after a long day, this home is designed for relaxation. The kitchen is a showstopper, boasting a large island, beautiful white cabinetry, stainless steel appliances, and ample storage—perfect for home chefs. A separate dining room with beamed ceilings and expansive windows adds elegance to every meal. The main level includes three well-appointed bedrooms, including a primary retreat with a luxurious 4-piece ensuite. The two additional bedrooms share another 4-piece bathroom, making it ideal for families. Downstairs, the fully finished basement expands your living space with a large recreation area, a home gym, an additional room with huge walk in closet, and a bathroom—offering flexibility for guests, hobbies, or a growing family. Outside, the cozy and private backyard is an inviting escape, perfect for summer barbecues with the convenience of an existing gas line, or quiet evenings under the stars. The Gemstone exterior lighting adds elegance and ambiance year-round. The heated detached double garage provides convenience and extra storage. Living in Oakridge means enjoying a family-friendly community with fantastic amenities which includes Steps from parks, Off leash dog park, trails, and greenspaces, Minutes to top-rated schools, Close to shopping, restaurants, and

essential services. Quick access to Stoney Trail plus LRT station is nearby for an easy commute. This home is more than just a place to live—it's a lifestyle. If you're looking for space, style, and a welcoming community, this Oakridge bungalow is the perfect place to call home!