

128 Oakridge Place SW  
Calgary, Alberta

MLS # A2166962



**\$599,900**

<b>Division:</b>	Oakridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,313 sq.ft.	<b>Age:</b>	1973 (51 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Off Street, Parking Pad, RV Access/Parking, Stall		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Cul-De-Sac, Street Lighting, Treed		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, French Door, No Animal Home, No Smoking Home, Pantry, Separate Entrance		

**Inclusions:** N/A

Amazing BUNGALOW - Great LOCATION - Beautiful COMMUNITY. This is your unique opportunity to own a CORNER home with a large backyard in the desired neighbourhood of Oakridge where walkability meets amazing community. With some of the highest ranking schools in Calgary within walking distance from the home (Louis Riel, Nellie McClung, John Ware and and St. Benedict School) this is truly a gem of a home. This updated 4 bedroom and 3 full bathroom home features TRIPLE PANE LOW E windows, upgraded electrical, and renovated bathrooms. The kitchen boasts hardwood floors, a walk-in pantry and all stainless steel appliances (Samsung), breakfast bar and a huge garden patio door leading into the sun filled sunroom overlooking the SOUTH FACING backyard. The main floor has 3 bedrooms, the large master bedroom features a full 3pc ensuite. The basement has no carpets, vinyl plank flooring in the family room and the extra 4th large bedroom (window does not meet egress standards). There is also an extra full recently renovated bathroom in the basement for your guests' comfort and privacy. A large laundry room with plenty of space and a potential for a secondary basement kitchen will surprise you with the amount of daylight it provides as the window is south facing and get sunlight all day. As a bonus there is a large storage room and a workshop room for all your DIY projects. The backyard hosts a generous patio area, storage shed and lots of green space for play. There is an extended driveway on the side of the house perfect for your RV parking. Steps away from Glenmore Landing, South Glenmore Park and Glenmore Reservoir, this is the perfect place to live for a family searching for stability and an older, green and friendly neighbourhood.