

**172 Oakchurch Place SW**  
**Calgary, Alberta**

**MLS # A2202950**



**\$1,399,000**

<b>Division:</b>	Oakridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 Level Split		
<b>Size:</b>	2,415 sq.ft.	<b>Age:</b>	1975 (50 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, City Lot, Cul-De-Sac, Front Yard,		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	See Remarks	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Concrete, Wood Frame	<b>Zoning:</b>	RC-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Open Floorplan, See Remarks, Smart Home, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Data		
<b>Inclusions:</b>	n/a		

For more information, please click on Brochure button. Nestled in the serene community of Oakridge, this stunning property is perfect for a family seeking a blend of comfort and convenience. The home boasts a total of five bedrooms, with three located on the upper floor, one on the main floor that can easily double as a home office, and an additional bedroom in the basement, providing ample space for everyone. Situated in a quiet cul-de-sac, this property offers a peaceful retreat from the hustle and bustle of daily life. The backyard opens up to a lush green space, providing a picturesque view and direct access to an elementary school and a community center, making it an ideal location for families with children. Convenience is key with this home, as it is close to all essential amenities and the newly constructed ring road, ensuring easy commutes and access to various parts of the city. Whether you need to run errands, enjoy recreational activities, or commute to work, everything is within reach. One of the standout features of this property is the ongoing major renovation, offering you the unique opportunity to customize the home to your exact specifications. Imagine designing your dream kitchen, and creating a space that truly reflects your style and needs. The home has been stripped down to the original studs, construction is complete on the exterior and is at drywall phase on the interior. This Oakridge gem is more than just a house; it's a place where you can create lasting memories with your family. Don't miss the chance to make this beautiful property your forever home.