

226 Oakhill Place SW  
Calgary, Alberta

MLS # A2213651



**\$719,000**

<b>Division:</b>	Oakridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	982 sq.ft.	<b>Age:</b>	1969 (56 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Many Trees, Pie Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Closet Organizers, Kitchen Island, Open Floorplan, Storage		

**Inclusions:** garage heater, projector in the basement family room, backyard playhouse, extra building materials, shelving units & window screens in the crawlspace,

Welcome to this spacious 4 level split home, located in the highly sought-after community of Oakridge. Situated at the end of a cul-de-sac on a large pie lot and offers 4 bedrooms, 2 bathrooms, an oversized heated double garage and over 1,900 sq. ft, perfect for growing families. Upon entry to this beautiful sun-filled home is the open concept living space which hosts the kitchen, living room and the dining room. The custom crafted peg and shelf walls in the dining room and the front entryway add a modern touch that's truly unique. Personalize these walls to display your favourite art and collectables or utilize the space for vertical storage. Off the kitchen are the stairs up to the top floor with 2 bedrooms and a full bathroom with a walk-in shower. The lower level off the kitchen offers 2 additional bedrooms with large windows and the 2nd bathroom. Enjoy movie nights at home in the basement with the built-in projector and the cozy fireplace. A large utility room with front load laundry machines, a storage area with built-in shelving and a crawl space with additional storage space complete the basement level. Notable brand new upgrades to the property include the hot water tank, roof shingles on the garage, modern grey carpet in the basement family room, 3 pull-down/push-up blinds in the living room and a fresh white paint job throughout. Enjoy the convenience of having rough-ins for a central vacuum system and a water softener system. The oversized and heated double detached garage is a dream space with the built-in workbenches and is also wired for music! Park your vehicles in comfort or use the garage as a workshop, home gym or flex space. The long driveway is bonus parking space that can comfortably fit 3 additional vehicles on the property. Outside, enjoy the massive, private, southeast exposure backyard with beautiful outdoor living spaces, lovely

landscaping and majestic mature trees. This is an ideal space for hosting family and friends for a summer BBQ or an evening get together around the fire pit. The property is located within close proximity to South Glenmore Park/the Glenmore Reservoir, the shopping amenities in Glenmore Landing, Southland Leisure Centre, Oakridge Community Association, biking/walking trails, schools, public transit and has easy access to Stoney Trail via Southland Drive. Ready for a quick possession!