



**220 Oakridge Place SW
Calgary, Alberta**

MLS # A2289948



\$799,000

Division:	Oakridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,703 sq.ft.	Age:	1973 (53 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Front Drive, Garage Faces Front		
Lot Size:	0.23 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Few Trees, Front Yard, Interior Lot, Low Maintenance		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Built-in Features, Ceiling Fan(s), Sauna, Storage, Vaulted Ceiling(s)		
Inclusions:	None		

Tucked away at the end of a quiet Oakridge cul-de-sac, this expansive property offers a rare nearly 10,000 sq ft lot and a floor plan made for comfortable family living. Inside, a bright living room connects seamlessly to the dining area and kitchen, creating an easy flow for everyday meals and gatherings. Just beyond, the impressive family room makes a lasting impression with vaulted wood ceilings, a beautiful brick wood-burning fireplace, and a sense of warmth that gives the home its timeless character. Oak hardwood flooring carries through the main living spaces, adding classic appeal. The bedroom wing is thoughtfully laid out with a private primary suite, two additional bedrooms, and a full bathroom, offering practical separation and space for family or guests. The partially finished lower level extends the living space with a generous recreation room ideal for movie nights, game days, or casual entertaining, along with a fourth bedroom, full bathroom, and a sauna for added comfort and relaxation. The unfinished portion provides excellent storage and future flexibility. Outside, the oversized backyard feels like a true extension of the home, featuring a cobblestone patio and low-maintenance landscaping with room to barbecue, host, garden, or simply enjoy the privacy of the setting. An oversized double garage and front driveway provide ample parking and storage. Oakridge continues to be one of Calgary's most cherished communities, with quick access to South Glenmore Park, the Glenmore Reservoir pathway system, Weaselhead Flats, Southland Leisure Centre, community programs, seasonal skating, schools, shopping, parks, and playgrounds. Whether preserved for its existing charm or reimaged through renovation, this property offers exceptional potential in a location that continues to stand the test of time.