



GRASSROOTS
REALTY GROUP

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216 Oakridge Place SW
Calgary, Alberta

MLS # A2328339



\$1,199,900

Division:	Oakridge		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,837 sq.ft.	Age:	1973 (53 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Asphalt, Double Garage Attached, Driveway, Front Drive, Garage Door Open		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, City Lot, Cul-De-Sac, Front Yard, Garden, Landscaped, Lawn, Low		

Heating:	Central, High Efficiency, In Floor, ENERGY STAR Qualified Equipment, Fireplaces, Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cedar, Mixed, Post & Beam	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	Cable at Lot Line, Electricity Connected, Natural Gas C
Features:	Bar, Beamed Ceilings, Bookcases, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Sauna, Smart Home, Soaking Tub, Storage, Sump Pump(s), Tankless Hot Water, Track Lighting, Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Data		
Inclusions:	N/A		

Welcome to Eleanor—an elegant, elevated, and exceptionally well-crafted home in the sought-after community of Oakridge. A fully renovated down to the studs home with over \$600,000+ INVESTED (including all-new plumbing, electrical, and HVAC runs completed with all required city permits). Nestled on a quiet, tree-lined street, this home offers four bedrooms, a dedicated office and 2,366+ sq ft of living space, and an additional 500+ sq ft of crawl-space storage (not included in total living space). Situated on an expansive ~7,000 sq ft lot, only minutes away from South Glenmore Park, scenic pathways, and steps from Louis Riel School, Oakridge Community Centre, Stoney Trail, and more. The exterior of the home is striking yet inviting, featuring Hardie and Smart Panel siding, stained cedar soffits, new roofing and eavestroughs, and meticulously designed landscaping. The entry is equally refined, with a cedar-covered patio, garden-ready planters, and a stunning entrance inviting you home. Inside, sunlight fills every room through new triple-pane windows, white oak floors, curved oak arches, columns, beams, and white-oak butcher block shelving throughout. The main level features a Nordic-inspired kitchen with Taj Mahal counters, chocolate coloured white oak cabinetry, dovetail drawers and fluted detailing, a ~10-foot island with drop-down seating, a built-in coffee bar, and a glass wine display. Built-in appliances include a Fisher & Paykel fridge, freezer, and dishwasher, a Bosch 6-burner range, ZLINE convection oven, and Silhouette dual-temp wine fridge. The kitchen connects to the rear deck, creating a seamless transition between indoor and outdoor living. On the same level is the formal dining room and first living area, centred around a striking fireplace feature wall. Steps down, the main living room boasts dark oak ceiling beams, a second fireplace

framed by custom arched cabinetry, a refined wet bar, and access to the backyard patio. This level also includes a glass-enclosed office, powder room, laundry, mudroom, and access to the finished oversized double car garage with epoxy floors and EV and garage heater rough-ins. Upstairs, the primary is a serene retreat featuring a fluted soaker tub, oversized double shower, champagne bronze fixtures, a walk-in closet, and a built-in makeup vanity. Two additional well-sized bedrooms with built-in closets and a beautifully finished full bath complete the level. The basement includes a rec room/flex room, an additional fourth bedroom, a three-piece bath with spa-calibre shower, cedar sauna and ample storage. Heated floors and champagne bronze fixtures are featured in all bathrooms. There's new batt and blow-in insulation, a tankless water heater, central A/C, sump pump, solid core doors, smart home features, camera CAT-6 roughed-in, new drywall and a BBQ gas line on the deck. Eleanor embodies refined design and understated luxury—a rare opportunity to make her your home!