



GRASSROOTS
REALTY GROUP

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520 Oakwood Place SW
Calgary, Alberta

MLS # A2330491



\$989,900

Division:	Oakridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,473 sq.ft.	Age:	1972 (54 yrs old)
Beds:	3	Baths:	3
Garage:	Oversized, Single Garage Detached		
Lot Size:	0.18 Acre		
Lot Feat:	Cul-De-Sac, Landscaped, No Back Lane, Pie Shaped Lot, Treed		

Heating:	Central	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Pantry		

Inclusions: hottub, gazebo

Welcome to 520 Oakwood Place SW, beautifully updated bungalow tucked into a quiet cul-de-sac in sought after Oakridge. Offering approximately 1,470 sq. ft. above grade plus a developed lower level, this warm and welcoming home combines generous living spaces, thoughtful updates and exceptional indoor-outdoor living. At the heart of the home is an expansive open-concept kitchen and family room designed for everyday living and effortless entertaining. The kitchen features custom cherry cabinetry, a large pantry, substantial island, Bosch dishwasher, KitchenAid downdraft oven with ceramic cooktop built into the island, and updated appliances. A striking river rock gas fireplace anchors the adjoining family room, while separate living and dining rooms offer even more space to gather and entertain. Premium site-finished maple hardwood adds warmth and timeless quality throughout the main living areas. The home offers three bedrooms and three bathrooms, including a spacious primary retreat with full ensuite and Jack-and-Jill closets. Beautifully updated bathrooms add a fresh, modern feel. The developed lower level dramatically expands the usable living space. An exceptionally large recreation/family room features a thermostat-controlled gas pot belly style fireplace, creating a cozy retreat for movie nights, games or relaxed evenings. A large flex room is ideal for guests, a home office or hobby space. Also included are a dedicated laundry room, storage room, workshop/workout area and temperature controlled under stair storage ideal for a wine cellar. Brand new carpeting completes the lower level. Outside, this property truly sets itself apart. A beautiful front garden creates an inviting first impression, while towering mature evergreens provide exceptional privacy and seclusion. Set on a generous pie shaped lot, the home offers three distinct

outdoor living spaces: an updated front deck, expansive rear deck and separate 8' x 8' hard-top metal gazebo, perfect for long summer days and evenings or cozy winter nights beside the fire pit. A five-year-old SunSpa hot tub adds to the private retreat atmosphere, while underground sprinkler systems service both front and rear yards. Significant updates within approximately the past ten years include the furnace, hot water tank, roof, exterior stucco and stone pillars, and stonework on the exterior fireplace and chimney. Additional conveniences include built-in central vacuum and an oversized single garage with excellent storage. Spacious, private and thoughtfully updated, 520 Oakwood Place SW is far more than a traditional bungalow. With expansive living areas, mature landscaping and exceptional outdoor spaces, this is a home designed to be lived in, gathered in and enjoyed, inside and out.