



GRASSROOTS
REALTY GROUP

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618 Oakhill Place SW
Calgary, Alberta

MLS # A2335028



\$899,900

Division:	Oakridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,227 sq.ft.	Age:	1970 (56 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, Oversized		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Garden, Landscaped, Many Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding , Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Quartz Counters, Recessed Lighting, Walk-In Closet(s)		

Inclusions: N/A

OPEN HOUSE: Saturday, August 8th 1:00 - 3:30 PM Tucked away on a quiet cul-de-sac, this beautifully renovated bungalow offers the kind of easy, connected lifestyle that growing families are looking for. Set in a welcoming neighbourhood close to parks, pathways, playgrounds and schools, it is a home where kids can play, neighbours know one another, and everyday routines feel simple and convenient. Inside, the main floor has been thoughtfully opened up to create a bright living, dining and kitchen space designed for time together. Whether you are preparing dinner, helping with homework or entertaining friends, conversation moves easily throughout the heart of the home. The renovated kitchen is both stylish and practical, featuring updated appliances, quartz countertops, a designer backsplash, generous pantry storage and a large central island with seating beneath mid-century modern-inspired pendant lights. In the living room, a curved bay window overlooks the peaceful street and fills the space with natural light. The primary bedroom offers a private retreat with a new walk-in closet and three-piece ensuite, while two additional bedrooms are perfectly sized for children, guests or a home office, with a four-piece bathroom down the hall. Downstairs, the fully developed basement gives the whole family room to spread out. Gather around the stone-faced fireplace for movie nights, create a play zone or games area, and enjoy the flexibility of a fourth bedroom, bathroom and additional flex room with double closets. Outside, the beautifully landscaped west-facing backyard is made for long summer evenings, with mature trees, a spacious deck and pergola creating a private setting for dining, relaxing and entertaining. An oversized double detached garage, air conditioning and excellent access to Stoney Trail add everyday comfort and convenience. With the

Glenmore Reservoir, Heritage Park, Rockyview Hospital and Southland Leisure Centre all close by, this inviting home offers the perfect balance of peaceful suburban living, family-friendly amenities and effortless access to everything you need.