



GRASSROOTS
REALTY GROUP

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871 Oakside Circle SW
Calgary, Alberta

MLS # A2346074



\$1,399,000

Division:	Oakridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,047 sq.ft.	Age:	1977 (49 yrs old)
Beds:	6	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Landscaped, Yard Drainage		

Heating:	See Remarks	Water:	-
Floors:	Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry		

Inclusions: n/a

Welcome to a meticulously modernized home where executive luxury meets universal accessibility and peak energy efficiency. Thoughtfully updated from top to bottom, this exceptional property blends premium finishes with high-end mechanical upgrades designed for ultimate peace of mind. Main Floor Living & Gourmet Kitchen Step onto rich Acacia wood flooring that flows seamlessly across the main level. The heart of the home is a chef-inspired kitchen featuring high-end appliances—including a Sub-Zero refrigerator, Bosch induction cooktop, Miele dishwasher, Wolf microwave, and hot water on demand. Modern pot lighting and stylish new pendant lighting highlight the spacious kitchen island, while heated floors in the kitchen bump-out add a cozy touch. Everyday convenience is built right in with a central vacuum system featuring a quick-clean kitchen toe kick. Front main floor windows are dressed with custom wooden shutters, while a flexible main floor office features durable vinyl flooring. The main floor also includes a sleek, full bath with a toilet, sink, shower, and cabinetry that is designed to be wheelchair-friendly. Bedrooms & Luxurious Bathrooms Every single bedroom throughout the home is equipped with built-in closet organizers, including a premium California Closets system in the primary suite. Upgraded solid core doors line both the main and upper levels for enhanced sound insulation and privacy. Beautiful tile work spans all 4 full bathrooms, each boasting cozy heated floors for year-round comfort: • Upper Level: 2 full bathrooms serving the primary suite and upper bedrooms. • Main Level: 1 full, wheelchair-accessible bathroom. The main level features two gas fireplaces (fully functional with pilots currently off), • Basement Level: 1 full bathroom. Fully Finished Basement & Mechanical Excellence The lower level features vinyl flooring,

and three egress windows across two basement bedrooms and the spacious living area. This home is packed with major structural, electrical, and efficiency upgrades: • Energy & Electrical: Solar panels, updated electrical panel with load manager, EV chargers, replaced attic insulation with added ventilation/baffles, and a high-efficiency water heat pump with a hot water recirculating pump. • Windows & Doors: Master, living room, and basement windows updated (2018), new keyed sliding patio door (2022), stylish new front door, new garage door, and upgraded solid interior doors. • Plumbing & Infrastructure: Poly-B piping completely eliminated, updated ground bindings, newer water softener (~3 years old), hardwired smoke detectors, and a negative radon test result. • Building Envelope & Drainage: Full 2-inch styrofoam exterior insulation with a new building envelope (2022), dry-core basement subfloor with sump pump, and extensive site grading away from the home. This turn-key home offers an incredible combination of luxury appliances, universal design, and forward-thinking sustainability. Schedule your private viewing today!