



GRASSROOTS
REALTY GROUP

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331 Oakfern Crescent SW
Calgary, Alberta

MLS # A2351203



\$999,000

Division:	Oakridge		
Type:	Residential/House		
Style:	4 Level Split		
Size:	2,458 sq.ft.	Age:	1979 (47 yrs old)
Beds:	4	Baths:	3 full / 2 half
Garage:	Driveway, Insulated, On Street, Triple Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Sauna, See Remarks, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: **ALL GOODS/APPLIANCES SOLD AS IS** Shed, Attached shelving in Garage and Additional Items Left in Home/Garage & Backyard - Please Contact Agent.

INCREDIBLE OAKRIDGE OPPORTUNITY. HUGE 7,394 sq ft lot backing WEST with a TRIPLE attached garage, in the HEART of Oakridge! Home offers 2458.36 above grade and another 808.52 in lower level = Over 3266 sq ft!!!! Homes this big - with this much land - on a street this good - rarely come on the market!!!! This single owner home - is ready for a total TRANSFORMATION. Perfect for an investor to see their own vision - or for the buyer that wants to design the home they have always wanted - in this great community!!! The lot and the location are already done for you. A west-facing backyard on a lot this size - offers room for a dream garden or a beautiful outdoor living space. The TRIPLE attached garage gives you ample space for vehicles, a workshop, or hobby gear - a rare find in inner-city Calgary. Plus, the neighbours are awesome too! Oakridge is a mature, family-friendly community with a "settled" feel that is hard to find this close to the city core. Tree-lined streets, quiet crescents & plenty of green space set the tone...with roughly a dozen parks & several playgrounds within the community. Access to nature is the big draw!!!! The Glenmore Reservoir, South Glenmore Park PLUS the Weaselhead Natural Area - are all nearby for hiking, biking, paddling and sailing. The Oakridge Community Association keeps neighbours connected with sports, fitness, kids' programs, tennis courts, indoor/outdoor skating rinks. Public and Catholic schools serve the area as well. So close to: Calgary Co-op, Oak Bay Plaza, coffee shops, restaurants. Get to Costco in under 10 mins! 30 min drive to airport. Rockyview Hospital is a short drive. Stoney Trail, Glenmore Trail & Crowchild Trail easily connect you to downtown (only 20 mins!) & the rest of the city! Oakridge is all about location - & this home delivers.... Bring your vision and your contractor! Contact your favourite

Realtor today to book a private tour. *MORE interior photos can be available upon request.* HWT 2019. Roof Shingles approx. 5 yrs old. Furnace 2011.