

# **\$719,000 - 226 Oakhill Place Sw, Calgary**

MLS® #A2213651

**\$719,000**

4 Bedroom, 2.00 Bathroom, 982 sqft

Residential on 0.18 Acres

Oakridge, Calgary, Alberta

Welcome to this spacious 4 level split home, located in the highly sought-after community of Oakridge. Situated at the end of a cul-de-sac on a large pie lot and offers 4 bedrooms, 2 bathrooms, an oversized heated double garage and over 1,900 sq. ft, perfect for growing families. Upon entry to this beautiful sun-filled home is the open concept living space which hosts the kitchen, living room and the dining room. The custom crafted peg and shelf walls in the dining room and the front entryway add a modern touch that's truly unique. Personalize these walls to display your favourite art and collectables or utilize the space for vertical storage. Off the kitchen are the stairs up to the top floor with 2 bedrooms and a full bathroom with a walk-in shower. The lower level off the kitchen offers 2 additional bedrooms with large windows and the 2nd bathroom. Enjoy movie nights at home in the basement with the built-in projector and the cozy fireplace. A large utility room with front load laundry machines, a storage area with built-in shelving and a crawl space with additional storage space complete the basement level. Notable brand new upgrades to the property include the hot water tank, roof shingles on the garage, modern grey carpet in the basement family room, 3 pull-down/push-up blinds in the living room and a fresh white paint job throughout. Enjoy the convenience of having rough-ins for a central vacuum system and a water softener system. The oversized and heated double



detached garage is a dream space with the built-in workbenches and is also wired for music! Park your vehicles in comfort or use the garage as a workshop, home gym or flex space. The long driveway is bonus parking space that can comfortably fit 3 additional vehicles on the property. Outside, enjoy the massive, private, southeast exposure backyard with beautiful outdoor living spaces, lovely landscaping and majestic mature trees. This is an ideal space for hosting family and friends for a summer BBQ or an evening get together around the fire pit. The property is located within close proximity to South Glenmore Park/the Glenmore Reservoir, the shopping amenities in Glenmore Landing, Southland Leisure Centre, Oakridge Community Association, biking/walking trails, schools, public transit and has easy access to Stoney Trail via Southland Drive. Ready for a quick possession!

Built in 1969

### **Essential Information**

MLS® #	A2213651
Price	\$719,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	982
Acres	0.18
Year Built	1969
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### **Community Information**

Address	226 Oakhill Place Sw
Subdivision	Oakridge

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 3X4

### Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Built-in Features, Ceiling Fan(s), Closet Organizers, Kitchen Island, Open Floorplan, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Other
Lot Description	Back Yard, Front Yard, Landscaped, Many Trees, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 26th, 2025
Days on Market	3
Zoning	R-CG

### Listing Details

Listing Office	RE/MAX iRealty Innovations
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