



## 452 Oakridge Way Calgary Alberta

\$850,000

PERFECT LOCATION IN OAKRIDGE - Adjacent to a playground, private access to walking / bike path behind house, 4 minute walk to Louis Riel School, and quick access to ring road. This is a fully renovated bungalow with 4 bedrooms and 3 bathrooms. This home was fully gutted to the studs in 2017. It is 100% asbestos and aluminum wiring free with all new electrical and lighting, plumbing with back flow valve, water softener, on demand hot water boiler, HVAC with furnace, wired for air conditioning, Radon gas fan, sump pump, 2 gas fireplaces, knocked down ceilings, Rockwell insulation, flooring, and wired as a SMART home. Tasteful finishes throughout accentuate the layout of this home. The BEAUTIFULLY LAID OUT KITCHEN features the social-center island, recessed lighting, full height Shaker cabinets with LED under lighting, walk in Pantry, soft close doors, custom backsplash, Quartz countertops, and stainless-steel appliances. The OPEN CONCEPT LIVING AREA, with lots of natural light, features a spectacular gas fireplace surround and a dedicated dining space. The large PRIMARY bedroom has a wall of closets, ample space for a king size bed, an Ensuite with a dual sink marble vanity, and walk-in glass-front shower. The MAIN Bathroom is a 4 piece with marble vanity and jetted tub. There is GENEROUS SPACE in the BRIGHT Basement's family room with multiple options for TV and gaming setups, wired for surround sound, and has a gas fireplace. There are two bedrooms with egress, a four piece bath with marble vanity and in floor heating, Utility/Laundry room, and Storage room that round out the basement. Outside you have an oversized double car garage (24x20) with new electrical panel, garage door plus opener and entry door. The good sized quiet and peaceful backyard has a cement pad with ample room for lounging / dining and a BBQ gas hook-up. The yard is completed with a storage s...

Family room 21.25 Ft x 17.58 Ft

4pc Bathroom 11.92 Ft x 4.92 Ft

Laundry room 12.58 Ft x 8.83 Ft

Bedroom 14.08 Ft x 11.08 Ft

Bedroom 12.67 Ft x 9.83 Ft

Storage 7.92 Ft x 6.58 Ft

Dining room 7.42 Ft x 6.92 Ft

Kitchen 14.42 Ft x 11.92 Ft

Primary Bedroom 14.50 Ft x 10.42 Ft

4pc Bathroom 10.58 Ft x 4.92 Ft

4pc Bathroom 10.58 Ft x 4.92 Ft

Bedroom 11.92 Ft x 9.67 Ft

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Living room 17.92 Ft x 12.50 Ft