



## 36 Oakbury Place Calgary Alberta

\$699,900

Inviting bungalow in Oakridge, 1,200 square feet, 3 bedrooms up, and tastefully updated. Sitting perfectly on an oversized lot, this property boasts unique features not to be missed. The oversized detached garage is positioned at the front of the lot, creating a private and cozy courtyard by the front entrance to the home. The main floor features an open wrap-around layout with a tastefully updated kitchen and bathroom. A designated dining area enhances the home's functionality, making it ideal for family meals and entertaining. The main floor also includes 3 spacious bedrooms, providing options for office space or accommodating a growing family. The front living area is perfectly positioned for gatherings and family time. The fully developed basement adds versatility with an additional bedroom and bathroom, bringing the total to 4 bedrooms and 2 bathrooms. There is ample room downstairs for recreation, movie nights, and game nights. This well-maintained home combines modern updates with a welcoming atmosphere, offering an excellent opportunity for comfortable living in a desirable neighborhood. Oakridge is a southern community with access to pathways and parks for walking and biking, as well as recently updated amenities and shopping. It also hosts access to the newly finished ring road providing reduced commute times to various destinations. (id:6769)

Recreational, Games room 26.42 Ft x 8.92 Ft  
Recreational, Games room 11.50 Ft x 9.75 Ft  
Den 14.08 Ft x 8.33 Ft  
Laundry room 11.33 Ft x 7.92 Ft  
Furnace 12.67 Ft x 7.25 Ft  
3pc Bathroom 12.33 Ft x 10.42 Ft  
Bedroom 14.42 Ft x 11.08 Ft

Living room 19.25 Ft x 12.42 Ft  
Kitchen 16.83 Ft x 9.83 Ft  
Dining room 10.00 Ft x 9.50 Ft  
Primary Bedroom 11.92 Ft x 11.25 Ft  
Bedroom 14.75 Ft x 8.92 Ft  
Bedroom 9.42 Ft x 8.92 Ft  
4pc Bathroom 8.58 Ft x 7.08 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX House of Real Estate



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca