



## 318 Oakhill Place SW, Calgary, Alberta - \$1,275,000



Main Photo

### Property Description

OPEN HOUSE SUNDAY SEPT. 14/25 FROM 1 - 3 PM. Arguably the BEST lot in Oakridge is now offered for sale for the first time!! Welcome to this beautifully maintained bungalow, lovingly cared for by the original owners and perfectly situated on a massive west-facing pie lot at the end of a quiet cul-de-sac. With a 180° view of surrounding parks, pathways, and green spaces, this property offers both privacy and tranquility in a truly special setting.

The lot is a showpiece in itself, featuring tiered gardens, ponds, flower beds, and a meticulously landscaped layout that has been curated over the years. A greenhouse and multiple garden sheds add both charm and functionality for gardening enthusiasts. The expansive backyard also includes an extra-long driveway with ample parking, a large heated double detached garage with loft storage accessible from the exterior, and plenty of space to host, relax, or simply enjoy the serenity.

Inside, this 3+1 bedroom bungalow offers a functional and inviting floorplan. The recently updated kitchen

boasts an abundance of cabinetry, a spacious island, built-in dining room cabinetry, and a beverage fridge—perfect for entertaining family and friends. Just off the main living area, a light-filled sunroom overlooks the backyard oasis, creating the ultimate retreat to enjoy year-round. The front living room comes with a cozy woodburning fireplace to warm up to on those chilly winter nights. The primary bedroom features a 2 pce ensuite bath and a full bathroom is shared by the other 2 main floor bedrooms. The fully developed basement expands your living space with a generous rumpus room with a cozy fireplace, office, fourth bedroom, full bathroom, and a large laundry room with plenty of storage. Beyond the home itself, the location is exceptional. Just a stone's throw from the Glenmore Reservoir and its expansive pathways and parks, you'll enjoy nature and recreation right on your doorstep. This highly sought-after community is also conveniently close to shopping, restaurants, pubs, groceries, schools, Costco, a recreation center, and transportation routes. Every aspect of this home reflects true pride of ownership. From the stunning landscape design to the thoughtful interior updates, this home offers a unique combination of beauty, comfort, and quality living—inside and out.

## REALTOR Referral

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