

Welcome Home To

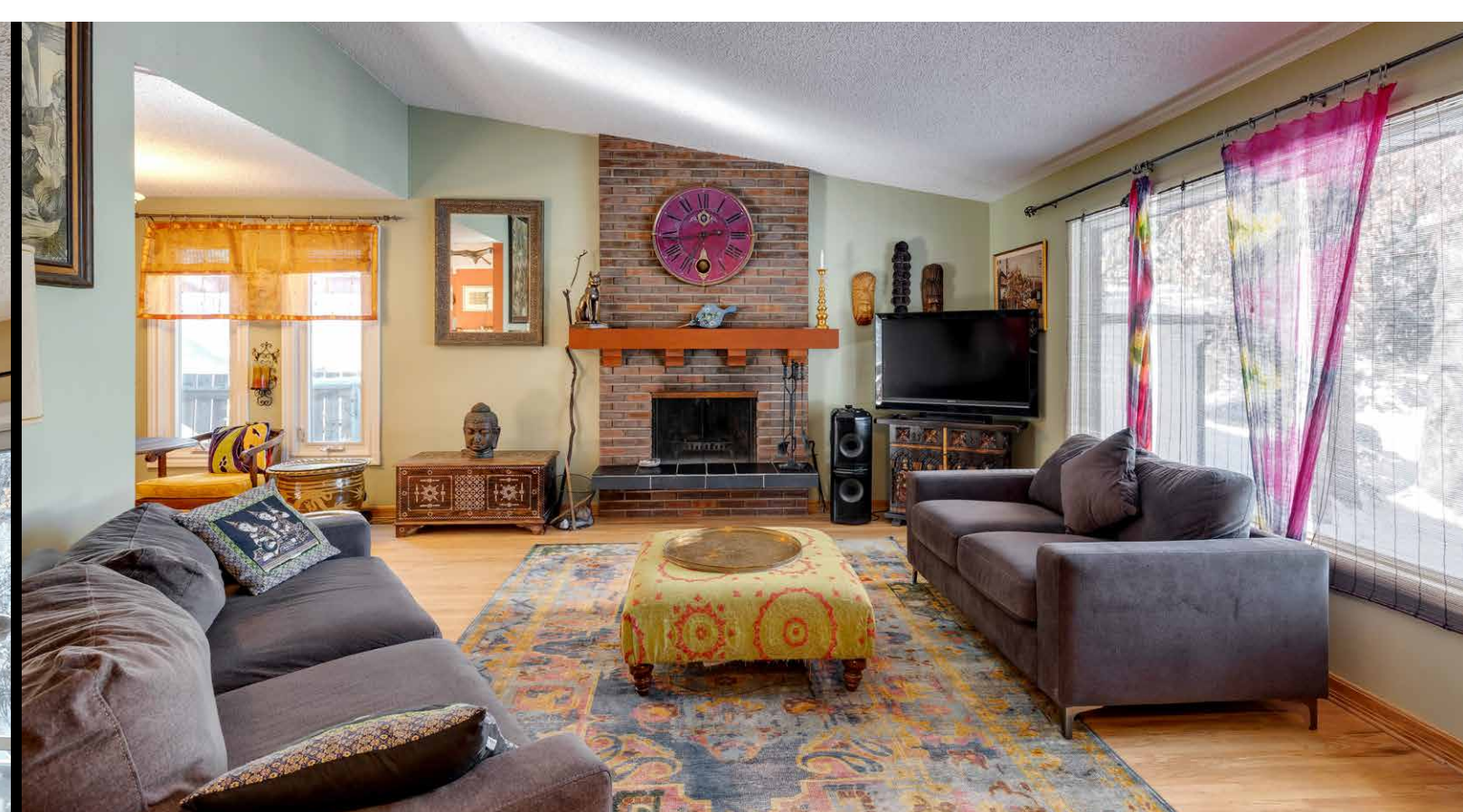
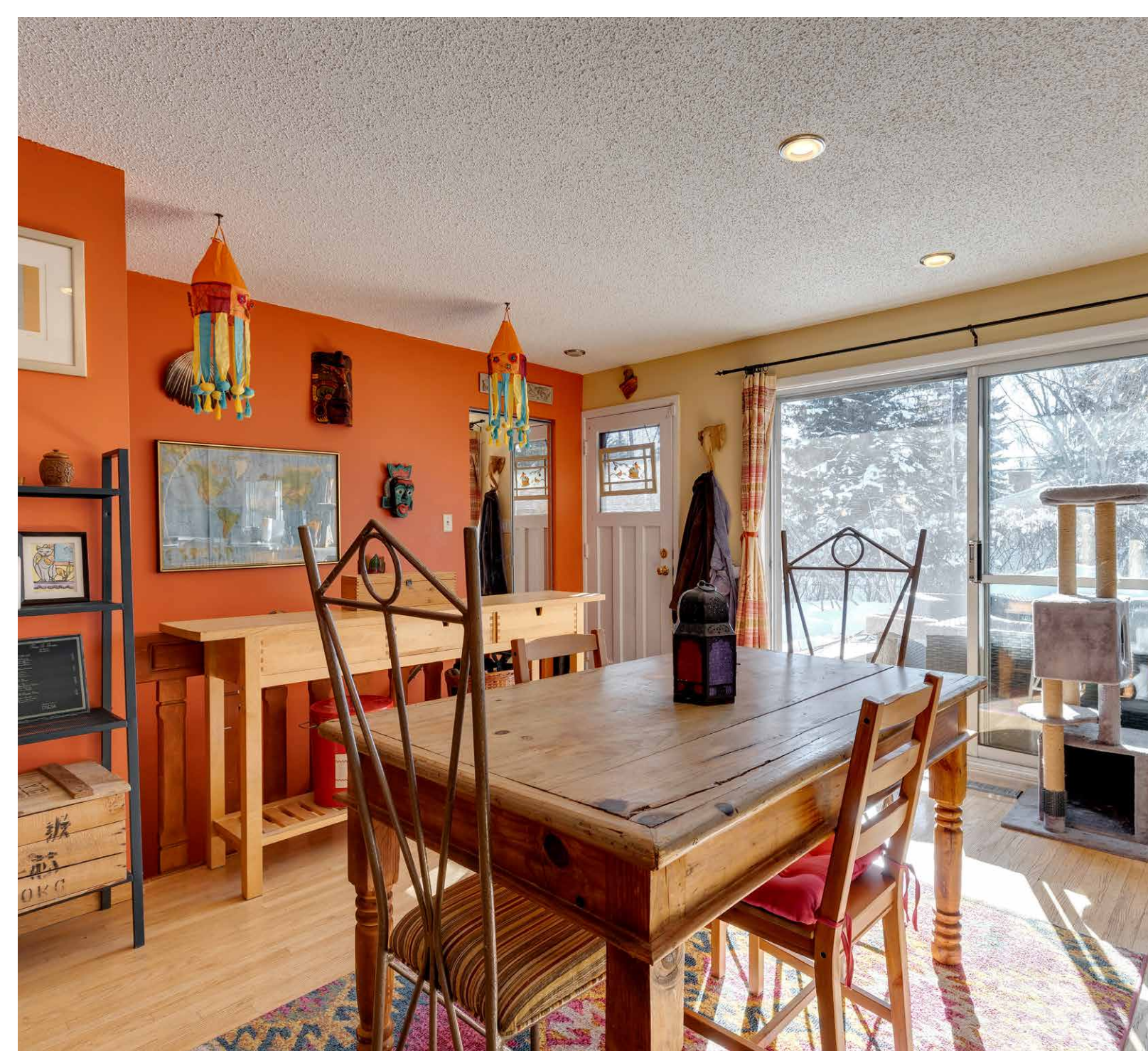
320 OAKWOOD PL SW

Chris Zaharko
Associate

ROYAL LEPAGE
Benchmark
INDEPENDENTLY OWNED AND OPERATED BROKER

Phone: 403-874-0424
www.zaharko.com - chris@zaharko.com

Top 1% Nationally



Located on a quiet cul-de-sac in the community Oakridge! Situated on a 60' x 110' lot backing onto a greenspace and pathway, this 1,278 sq, 4-bedroom, 3-bathroom bungalow is the perfect home for a growing family. Move in and make it your own or plan your dream home. Fully finished with over 2,400 sq ft of living space. The main living room offers vaulted ceilings, large windows and a brick facing wood burning fireplace. There is a designated dining room off the kitchen. Large sliding doors off the eating area lead to a nice sized deck perfect for grilling and dining alfresco. The primary bedroom has a 2 piece ensuite. 2 additional bedrooms and a 4 piece bath complete this level. Currently utilized as a bedroom, downstairs you will find a family room with dark exposed beams, plaster walls and wood burning fire place making it feel like you've stepped into the old world! On this level you will also find a 4th bedroom, 3 piece, laundry room, storage and a flex area. Outside the large south facing backyard is fenced and has big trees to add shade in the summer. Parking is front driveway long enough to accommodate 3 vehicles. Ability to add a front drive garage. Walking distance to Oakridge Community Association where you can enjoy tennis & skating! Louis Riel Elementary, one of only 4 GATE schools is only a 4 minute walk from your front door. Close to South Glenmore Park, Heritage Park, Rockyview Hospital, Oakridge Elementary, Oakridge Co-op and all amenities. Quick access to Stoney Tr SW & Southland Drive.



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MLS:	A2028557
Year Built:	1972
Subdivision:	Oakridge
Type:	House
Class:	Detached
Taxes:	\$3,485.00/2022
Size:	2,400 SqFt Finished Living Space

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