

*Enjoy your Leisure Time in this  
Comfortable, Low Maintenance Home*



*Welcome to  
1001 9803 24 Street SW*

<i>Property at a Glance</i>	
<b>1250 sq. ft.</b> above grade (two-storey)	Charming fenced front <b>patio garden</b>
<b>3 Bedrooms</b> , 1.5 Bathrooms <b>Move-in condition</b>	Fully Landscaped yard with mature trees and garden shed
<b>Finished</b> lower level	Parking in view from house
Hardwood Floors Main Level	Corner – Light from two sides
Sunny southern exposure	Quiet – away from the street location
Condo Fees 223 includes exterior maintenance, snow removal, landscaping, management	

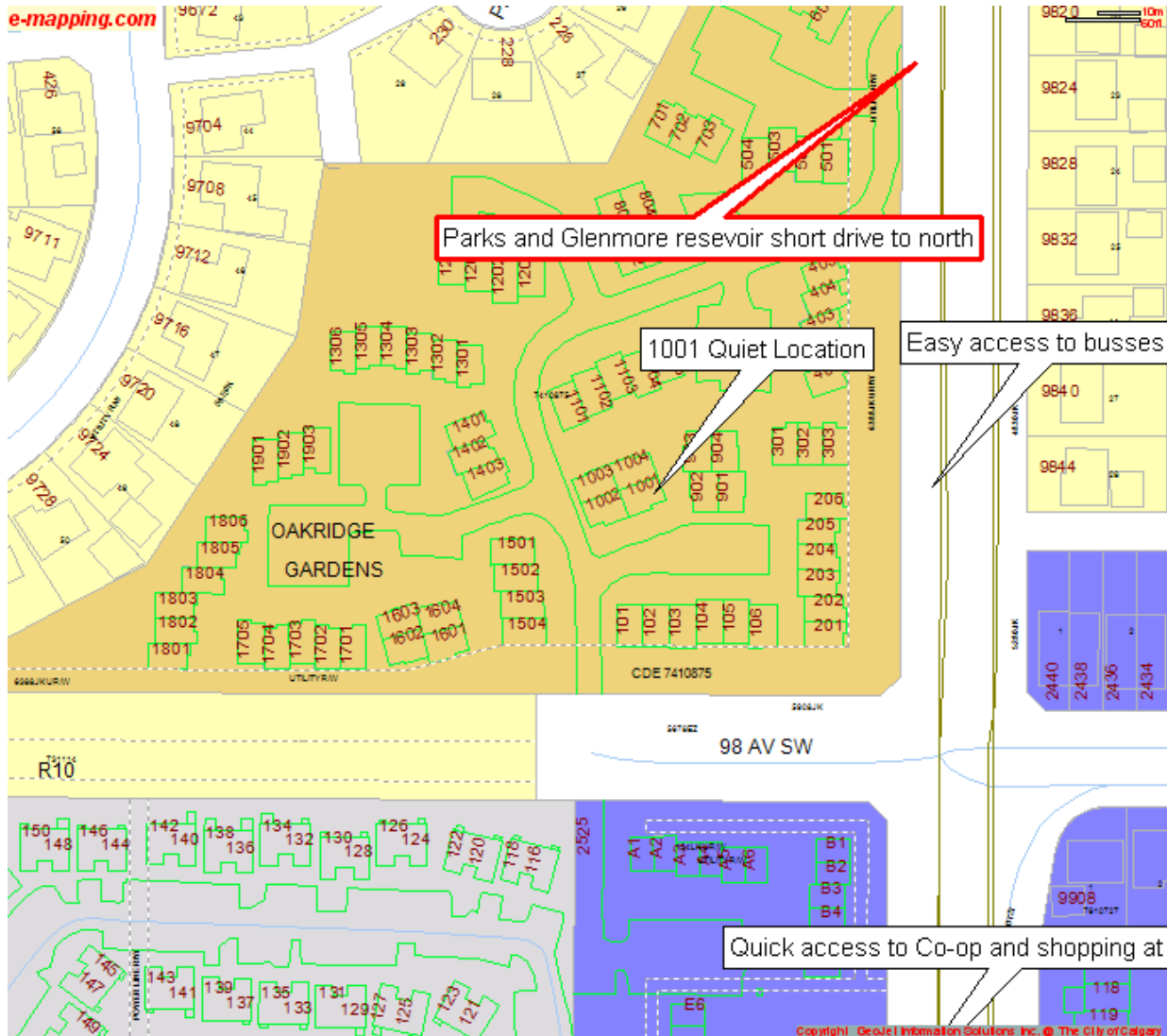
Presented by Frank N. McCullough, Associate Broker and REALTOR®  
Coldwell Banker Chinook City (403) 542-1799  
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# 1001 Oakridge Gardens - Centre of Your Universe

Real Estate location is important because of convenience and saving you time.

1001 Oakridge Gardens has close proximity to shopping, schools and leisure activities such as Glenmore Reservoir, Golf and Recreation centres. Schools are in the neighbourhood. Travel to downtown by 14<sup>th</sup> Street and Elbow Drive. Travel out of town is straight along Southland to Deerfoot.



Arrive at this well-priced property and find a large sunny fenced garden, suitable for summer BBQ parties and providing a clear light path to the house interior. The sunny, landscaped yard is perfectly set up to provide you an enjoyable garden. Width of 30' gives room for large patio including several trees and garden shed. Note also the easy access to paved parking at front.

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# 1001 Oakridge Gardens

## The Tour



Open the front door and you're presented with a sunny entrance hall with large sidelight and front hall closet.

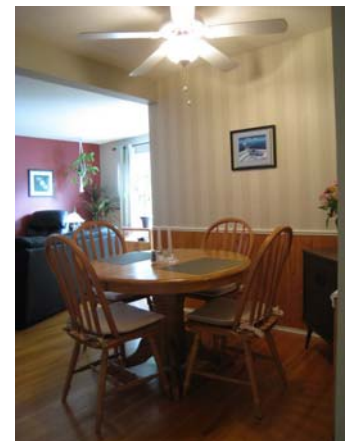
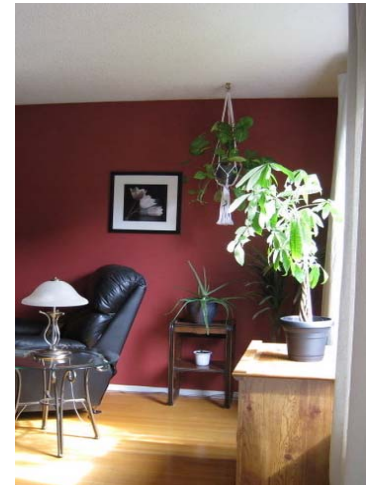


To the left is a large eat-in kitchen. Cupboards are refinished and the eat-in area

is great for breakfast table.

Window to the south means

the area is bright and feels open, not cramped. To the rear of the kitchen is the conveniently located 1/2 bath.



The formal dining room is large and open to the living room. Hardwood is continuous. Note the ceiling fan fixture and wainscoting. The living room is large and open with windows from two sides. Extra size makes it easy to arrange furniture. It opens also from the front entrance hall for greeting guests.

Second floor is large having a Master bedroom with windows on two sides and a full wall length wardrobe closet (approx 12'). The 2<sup>nd</sup> and 3<sup>rd</sup> bedroom are similarly large and useable with plenty of light and closet space. Lots of room for kids or your home office. The clean, renovated bath finishes this level.



Lower level is approx 590 sq.ft. with finished area of a TV room and office nook. Note the generous window to the garden and added lighting. The furnace room is large and contains the laundry and lots of room for storage.

**MAKE THIS WONDERFUL PROPERTY YOUR NEW HOME.**

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