



GRASSROOTS
REALTY GROUP

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2, 10030 Oakmoor Way SW
Calgary, Alberta

MLS # A2237181



\$424,900

| | | | |
|-----------|------------------------|--------|-------------------|
| Division: | Oakridge | | |
| Type: | Residential/Five Plus | | |
| Style: | 4 Level Split | | |
| Size: | 1,493 sq.ft. | Age: | 1976 (49 yrs old) |
| Beds: | 2 | Baths: | 1 full / 1 half |
| Garage: | Single Garage Attached | | |
| Lot Size: | - | | |
| Lot Feat: | Back Yard, Private | | |

| | | | |
|-------------|---|------------|--------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 473 |
| Basement: | Full, Unfinished | LLD: | - |
| Exterior: | Brick, Wood Frame, Wood Siding | Zoning: | M-C1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Pantry, Quartz Counters, Vaulted Ceiling(s) | | |

Inclusions: None

Welcome to Oakwood Lane — a wonderfully maintained, quiet, and family-friendly complex known for its mature trees, peaceful atmosphere, and excellent management. This beautifully designed 4-level split townhome offers a unique layout, thoughtful updates, and warm character throughout. The welcoming foyer provides convenient access to the heated attached garage, basement, and the rest of the home. Just a few steps up, you'll find a spacious living room with stunning cedar-vaulted ceilings, a cozy wood-burning fireplace, and access to a large private deck — perfect for relaxing or entertaining. Hardwood flooring continues into the bright flex space on the next level, ideal for a family dining room, home office, or playroom. The adjacent kitchen is a true highlight, featuring quartz countertops, soft-close cabinets and drawers, a sleek glass tile backsplash, stainless steel appliances, and a granite double sink. Recent 2024 upgrades include the fridge, dishwasher, kitchen faucet, and washing machine. The white cabinetry and natural light make the space feel fresh and inviting, while the nearby dining area is perfect for everyday meals or hosting. A small powder room completes this level. Upstairs, you'll find two spacious bedrooms, including a generous primary suite with its own private balcony, a walk-through closet, and access to the full bathroom. While the upstairs full bath is fully functional, it presents a great opportunity to add value with your own personal touch and modern updates. The top floor also includes a large linen closet and an additional storage closet — a rare and welcome bonus. This home offers exceptional value and is conveniently located just steps from a nearby shopping area for everyday essentials. You'll also enjoy quick access to transit, Stoney Trail, Glenmore Park, Fish Creek Park, and the Southland Leisure Centre.

With its functional layout, tasteful upgrades, and unbeatable location in a well-maintained complex, this is a home you won't want to miss!