



GRASSROOTS
REALTY GROUP

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10512 Oakfield Drive SW
Calgary, Alberta

MLS # A2239996



\$714,400

Division:	Cedarbrae		
Type:	Residential/House		
Style:	Bi-Level		
Size:	967 sq.ft.	Age:	1972 (53 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Other		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Suite	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Separate Entrance, Walk-In Closet(s)		

Inclusions: Refrigerator x2, Range Hood, Microwave Hood Fan, Electric Range x2, Dishwasher, Washer, Dryer

FULLY RENOVATED!! LEGAL SUITE WITH SEPARATE ENTRY BASEMENT!! DOUBLE DETACHED GARAGE!! LAUNDRY ON BOTH LEVELS!! Located in family-friendly Cedarbrae, this home offers about 1700 SQFT of living space, flexibility and modern updates throughout. Out front, you've got two separate entrances — one for the main floor and one for the basement legal suite. Upstairs welcomes you with a bright living area filled with natural light, leading into a modern kitchen with stainless steel appliances, a large island and plenty of prep space. The dining area opens right onto the back deck, making indoor-outdoor living easy. This level features three good-sized bedrooms, including a primary and a fully updated 4pc bath. The LEGAL BASEMENT SUITE with SEPARATE ENTRANCE is fully self-contained with its own living space, kitchen, two bedrooms and another 4pc bath. There's laundry on both levels, so everyone has their own space and convenience. The backyard is wide and open, with a solid deck for relaxing or entertaining and a double detached garage finishes off the package. FUNCTIONAL, FLEXIBLE, AND FINISHED TOP TO BOTTOM — THIS IS THE ONE YOU'VE BEEN WAITING FOR.