



GRASSROOTS
REALTY GROUP

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9831 Oakhill Drive SW
Calgary, Alberta

MLS # A2244369



\$799,000

Division:	Oakridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,582 sq.ft.	Age:	1970 (55 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Fruit Trees/Shrub(s),		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Granite Counters, No Animal Home, No Smoking Home		

Inclusions: Water Pressure Booster System

Welcome to this well-maintained 1,582 sq.ft. bungalow, ideally situated on a 57 by 110-foot lot backing directly onto a peaceful green space. A sunny front courtyard welcomes you into a generous foyer, opening to a bright living room with coffered ceiling and a private formal dining room. The updated kitchen features stainless steel appliances, granite countertops, and connects to a large family room with 10-foot ceiling, fireplace, and patio doors leading to a brick patio in the serene, treed backyard. Several windows on the main floor have also been updated, allowing for abundant natural light throughout the home. Hardwood flooring runs throughout the main level, which includes a 4-piece main bath, two well-sized bedrooms, and a spacious primary suite complete with a 3-piece ensuite and walk-in closet. Off the family room, you'll find a rear entrance, laundry area, and access to the basement. The basement is partially developed and offers a second family room, fourth bedroom (non-egress window), hobby room, laundry room, 2-piece bath, workshop, and four additional storage rooms—providing exceptional flexibility and space. Additionally, the home features central A/C, a newer roof (2016), an irrigation system, and much more. Enjoy direct access to the park and community pathways right from your private backyard. Close to shopping, the Glenmore Reservoir, and schools—this Oakridge community home is ready to call yours!