



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

11015 Oakfield Drive SW
Calgary, Alberta

MLS # A2245306



\$489,800

Division:	Cedarbrae		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,202 sq.ft.	Age:	1978 (47 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached, Oversized, See Remarks, Workshop in Garage		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane		

Heating:	Central	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Storage, Vinyl Windows		

Inclusions: garage freezer, garage cabinetry and shelves, basement tv and wall mount

This solid home with a 24 FOOT Deep Double Garage w/gas line and over 1730 sq. ft of living area has the important and costly updates completed including WINDOWS on the Main and Upper level, ROOF, SIDING and fresh paint throughout. Nestled between South Glenmore Park and Fish Creek Provincial Park with miles of biking and walking paths, it's also conveniently located across from a park, Community Centre, St. Cyril school and short walk to Cedarbrae school. The Main floor features a generous living room with a large window overlooking the park across the street. Guest bath, dining area and functional kitchen complete this level. Patio doors off the kitchen lead to the West deck, enlarging your entertaining area. Upstairs you'll find a King-sized Primary bedroom, an updated 4 pc bath and two additional bedrooms. The Lower level reveals a laundry room, flex room, large recreational room and roughed in vacu-flo. The fenced West back yard leads to the Truck-sized double garage with gas line. With convenient access to Anderson Road, Southland Drive, bus routes and the new Ring Road, commuting is a breeze from this family-friendly community. Call to view today-