



GRASSROOTS
REALTY GROUP

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45, 10030 Oakmoor Way SW
Calgary, Alberta

MLS # A2246975



\$499,900

Division:	Oakridge		
Type:	Residential/Five Plus		
Style:	4 Level Split		
Size:	1,630 sq.ft.	Age:	1976 (49 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard		

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

Inclusions: N/A

Welcome to Oakwood Lane! This beautifully updated 3 bedroom, 2 bathroom, 4-level split in the desirable community of Oakridge offers over 1,400 sq. ft. of functional living space with vaulted wood ceilings, exposed beams, a cozy gas fireplace, and stunning newer white oak hardwood floors. South-facing sliding doors fill the living room with natural light and open to a private patio and fully fenced yard, while the dining area and spacious nook lead into a fully renovated kitchen with quartz countertops, stainless steel appliances, upgraded lighting, and a top-of-the-line double oven. Upstairs, the primary suite features double mirrored closets, a large window, and access to a shared 5-piece ensuite, complemented by two additional bedrooms. Recent renovations include new hardwood floors, interior doors and trim, updated bathroom flooring and countertops, fresh paint, new carpet, light fixtures, triple-glazed windows, and a high-efficiency furnace (2022). The unfinished basement provides excellent potential with laundry, and the oversized single attached garage completes this pride-of-ownership home with quick access to the new ring road, nearby schools, and all amenities, an outstanding value in a well-managed complex.