



GRASSROOTS
REALTY GROUP

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9656 Oakhill Drive SW
Calgary, Alberta

MLS # A2251023



\$699,000

Division:	Oakridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,122 sq.ft.	Age:	1969 (56 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Concrete Driveway, Double Garage Detached, Driveway, Front Drive, Garage		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Front Yard, Gentle Sloping, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Brick, Metal Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Smoking Home, Vinyl Windows		

Inclusions: Freezer (basement), Shelving Unit (basement,) Potting Bench (outside backyard, right side of garage), Work Bench & Upper Cabinets (garage), Rain Barrels

Oversized Double Detached Garage, New Roof (2025), New Water Tank (2024), Immediate Possession. Welcome to this charming family home located in the highly sought-after community of Oakridge. The main floor showcases beautiful oak hardwood flooring, maintaining its original character and warmth. Enjoy a bright and functional layout featuring a spacious living room and dining area, perfect for everyday living and entertaining. The home offers three bedrooms on the main level, including a primary suite with a convenient two-piece ensuite, plus an additional bedroom in the basement. The open-concept kitchen includes a cozy eating nook and plenty of storage space, while updated triple-pane windows throughout the main floor provide energy efficiency and comfort. Step outside to a generous east-facing backyard complete with a 16' x 16' deck — ideal for summer evenings. The oversized double garage offers plenty of room for vehicles, tools, and toys. A brand new Landmark ClimateFlex roof with solid decking was just installed in 2025 for added peace of mind as well as a new hot water tank in 2024. Downstairs, you'll find a partially developed basement with an additional bedroom and plenty of potential to create the space of your dreams. Enjoy your morning coffee on the welcoming front porch, and for the grill master, a roughed-in gas line is ready for your BBQ setup. Conveniently located close to Glenmore Reservoir, bike paths, schools, shopping, parks, and recreation — this home offers the perfect blend of comfort, function, and community.