



GRASSROOTS
REALTY GROUP

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11, 10030 Oakmoor Way SW
Calgary, Alberta

MLS # A2263830



\$430,000

Division:	Oakridge		
Type:	Residential/Five Plus		
Style:	4 Level Split		
Size:	1,610 sq.ft.	Age:	1976 (49 yrs old)
Beds:	3	Baths:	1 full / 2 half
Garage:	Heated Garage, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 473
Basement:	Full, Unfinished	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Vaulted Ceiling(s)		

Inclusions: None

This charming townhouse is tucked away in a beautifully maintained complex surrounded by mature trees. The home is mostly original, and full of character and warmth. You'll love the first impression with its vaulted wood beam ceilings, cozy wood-burning fireplace, and sliding patio doors that open to a private fenced yard backing onto a small green space. The layout offers a comfortable mix of spaces, with a formal dining area just a few steps up from the living room, and a bright kitchen with a breakfast nook. There are three generous bedrooms upstairs, and the primary bedroom is impressively large with a 2-piece ensuite and a cheater door to the main 4-piece bathroom. A second 2-piece powder room is conveniently located off the kitchen level. The basement provides great potential for storage or future development. Additional features include a heated single attached garage with new garage door, R40 newly insulated attic, driveway parking for a second car, and a new furnace installed last year. The location is quiet yet convenient, close to groceries, restaurants, and other amenities, with easy access to Stoney Trail. A wonderful opportunity to own in this lovely established community.