



GRASSROOTS
REALTY GROUP

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

9607 Oakhill Drive SW
Calgary, Alberta

MLS # A2266403



\$799,000

Division:	Oakridge		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,159 sq.ft.	Age:	1969 (56 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Driveway, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, Garden, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows		

Inclusions: N/A

OPEN HOUSE SUNDAY OCT 26 FROM 12 - 2 PM. This 4-level split in the sought after community of Oakridge features over 2100 sq ft of developed space and has just under gone the most complete extensive and attractive renovation. Walk into the front door to a wide-open floor plan, fresh and modern, with a large living room, dining room and an all-new kitchen. New LVP floors, hardwood stairs, paint, light fixtures, flat ceilings, large stone Island with loads of counter and cabinet space, all new cabinets, appliances ... it's a space to entertain and live in. Up stairs the Master bedroom easily accommodates a King bed and has its own 2 pce ensuite that has a separate toilet closet. The other 2 bedrooms are a good size share a beautiful 4 pce ensuite which comes complete with a smart/LED and anti fog mirror. The 3 rd level is light and bright with lots of windows and features an electric fireplace, large family room, storage closet, a 4 th bedroom/ office with a large walk-in closet. This room is large enough to be both a bedroom and office together. The 4 th level features a media room with sound proofing on the walls, a games area, 3 pce bathroom also with a smart anti fog mirror, laundry room and the utility room. All newer windows, furnace and hot water tank. Out back the single garage will accommodate a small car and all the toys one desires and the large yard features raised flowerbeds. A portion of the driveway and the front steps have recently been re-poured with fresh concrete. Now let's talk about the location… walk or bike to Glenmore park, pathways, parks, shopping, restaurants, banks, schools or the Southland Rec. centre. If you are looking to just move in this gorgeous property is the one for you