



**GRASSROOTS**  
REALTY GROUP

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**111 Oakside Road SW**  
**Calgary, Alberta**

**MLS # A2283940**



**\$949,900**

<b>Division:</b>	Oakridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,707 sq.ft.	<b>Age:</b>	1975 (51 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.24 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Landscaped, Many Trees, Pie Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, No Animal Home, No Smoking Home		

**Inclusions:** Fridge in basement, hot tub, central vac with attachments, alarm system (no monitoring contract)

Perfectly situated at the end of a quiet cul-de-sac on a sprawling, pie-shaped 10,600 sq ft lot, this spacious bungalow is absolutely immaculate from top to bottom! Just steps to the wonderful amenities of South Glenmore Park including an extensive pathway system for walking and cycling, tennis courts, and more. To say this home has been meticulously maintained would be an understatement! Hardwood floors adorn much of the very functional main level which features two skylights, three spacious bedrooms and two full bathrooms including an ensuite. The front living room and adjoining dining room are bathed in natural light thanks to large east-facing windows. The kitchen offers newer stainless appliances, ample work space, and an authentic brick feature wall, and the adjoining family room is host to a wood-burning fireplace, side door, and sliding doors to your large west-facing 18x18 deck! Although the laundry is currently located in the lower level, a large laundry closet with full hookups exists on the main floor should you prefer main-level laundry. The lower level includes a spacious family room/recreation area, a guest bedroom (the current laundry room could easily be converted back if a second lower-level bedroom is desired), a full bathroom, ample storage, and a stunning enclosed hot tub room with cedar walls and ceiling — truly one of the nicest indoor hot tub spaces you’ll ever see. You’ll love the expansive, professionally landscaped west-facing backyard with numerous mature trees, along with a discreetly tucked-away RV parking pad with alley access. The front yard was professionally redone in 2023 with strategic positioning of new shrubs and trees to maximize curb appeal and privacy. Additional features include central air conditioning (2024), two high-efficiency furnaces (one replaced in 2023, the other with brand new

heat exchangers in 2026), Pella windows, roof shingles (2016), a new water softener, and much more. An unbeatable location close to multiple parks and highly rated schools (including Nellie McClung Elementary K&ndash;6), shopping, restaurants, and transit, with quick access to Stoney Trail, the new Taza development, and much more. This is truly a home you don&rsquo;t want to miss!