



GRASSROOTS
REALTY GROUP

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9724 Oakhill Drive SW
Calgary, Alberta

MLS # A2290571



\$850,000

Division:	Oakridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,543 sq.ft.	Age:	1969 (57 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Driveway, Garage Door Opener, Garage Faces Front		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Landscaped, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Breakfast Bar, Closet Organizers, High Ceilings, Open Floorplan, Skylight(s), Stone Counters, Storage, Vaulted Ceiling(s)		
Inclusions:	N/A		

RARE FIND! Beautifully maintained and upgraded, this 3+2 bedroom bungalow offers 2,919 SF of developed living space featuring a 315 SF vaulted family room addition with open-beam ceiling and a striking floor-to-ceiling stone fireplace. A tremendous benefit to this reno was the ability to expand in to a custom kitchen (2010) that is absolutely stunning, showcasing an abundance of custom cabinetry, stone counters, breakfast bar and stainless steel appliances including double ovens making this kitchen a Chef's dream. Additional highlights include hardwood floors which run through the main living areas and bedrooms, updated main bathroom (2017), modern interior finishing and large upgraded windows. The basement is finished with two additional bedrooms, a newer 4 piece bathroom, hobby/rec space, storage and laundry. Major exterior and mechanical updates include Hardie board siding (2019), new roof on both the house and garage (2019), central A/C (2018), hot water tank (2016), R40 insulation, and 90% window replacement. Situated on a large pie-shaped lot with a detached, oversized double garage (23'x21') and walking distance to Louis Riel School, community center, parks, and pathways—this is an exceptional opportunity to own a turnkey home in one of Calgary's most established, family-friendly neighborhoods.