



**11035 Oakfield Drive SW
Calgary, Alberta**

MLS # A2296863



\$480,000

Division:	Cedarbrae		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,267 sq.ft.	Age:	1979 (47 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Front Yard, Interior Lot, Landscaped, Pie Shaped Lot, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, No Smoking Home, Storage, Vinyl Windows, Walk-In Closet(s), Wood Counters		

Inclusions: N/A

Welcome to this inviting and well-updated home, perfectly situated across from Oakfield Park, offering beautiful views and a peaceful setting right outside your front door. Enjoy the convenience of being just steps away from the community center and local schools—an ideal location for families. Inside, you’ll find a thoughtfully updated kitchen featuring shaker cabinets and warm wood countertops, a stainless steel appliance package, for a clean, modern look. The main floor also boasts a generous living room, perfect for entertaining or relaxing, along with a convenient two-piece bathroom. Upstairs, the spacious primary bedroom offers a generous walk-in closet, while two additional bedrooms and a well-appointed four-piece bathroom complete the upper level. The fully developed basement adds even more living space, featuring a versatile bedroom or family area, along with a three-piece bathroom enhanced with in-floor heating—perfect for added comfort year-round. Additional upgrades include siding (believed to be Hardie Board) with extra insulation (2014), windows (2014), asphalt shingles (2017), hot water tank (2019), and modern lighting throughout. Convenient garden door off kitchen leads to the sunny backyard, complete with an expansive deck—ideal for relaxing or hosting gatherings. Pie shaped lot offers space for garage (subject to City of Calgary approval). This is a fantastic opportunity to own a move-in-ready home in a highly desirable location.