



GRASSROOTS
REALTY GROUP

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9527 Oakland Way SW
Calgary, Alberta

MLS # A2329863



\$825,000

Division:	Oakridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,297 sq.ft.	Age:	1977 (49 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces F		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Landscap		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Cedar	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, No Animal Home, No Smoking Home, Soaking Tub, Vinyl Windows		

Inclusions: Laundry Sink, Garage Remote(s), Shed, 2 Rain Barrels, Fire Pit

For the first time in more than 50 years, one of Oakridge's best-kept secrets is ready for its next chapter. Set on a large beautifully landscaped lot backing on to green space, with the rare advantage of rear lane access, this exceptional property offers a combination of desirable features. Every memorable home has defining features. Here, just one of them is the garage. Measuring approx. 40' x 23'. This remarkable attached double tandem garage is the kind of space buyers hope they'll find—but rarely do. Whether you have multiple vehicles, need room for motorcycles, ATVS, Bikes, or appreciate an expansive workshop, this garage gives you the freedom to make the space your own. Step through the front door into a home that's as comfortable as it is functional. The spacious living room opens to the separate dining room, while the bright eat-in kitchen overlooks the beautifully landscaped south-facing backyard, with sliding patio doors leading to the rear deck. Outside is another highlight of the property. The sunny south-facing backyard features mature landscaping, a lush lawn, deck, patio, full fencing, views of the green space beyond, and the added convenience of rear lane access. Whether you choose to enjoy the yard as it is or explore future possibilities such as RV parking or something different, the flexibility of this property is another great feature. The comfortable and functional main level has three bedrooms, including a primary suite with its own three-piece ensuite. The main bathroom is remodeled and the versatile third bedroom opens onto the front balcony through sliding glass doors, making it suited as a bedroom, home office, or creative space. The lower level includes a spacious recreation room with a second fireplace, a two-piece bathroom, a generous utility and laundry room, plus direct interior access to the garage. Vinyl windows, a new

fiberglass front door, high-efficiency furnace (2023), central air conditioning (2024), and recently upgraded attic insulation plus decades of meticulous care provide comfort and confidence for the next owners. Lovingly cared for by its original owners for more than five decades, the original building plans, along with the plans and permits for the professionally constructed garage addition, have been carefully preserved—a rare reflection of the pride of ownership found throughout this exceptional home. For the first time the keys are ready to change hands. The next chapter begins with you! Oakridge is a premier south west community known for its mature tree-lined streets, large lots, outstanding schools—including Louis Riel: Science and GATE programs—and exceptional access to the Glenmore Reservoir/South Glenmore Park, the Weaselhead Natural Area, the municipal pathway system, shopping, recreation, and Stoney Trail. Click the 3D Icon for a virtual tour.