



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

52, 10030 Oakmoor Way SW
Calgary, Alberta

MLS # A2332566



\$460,000

Division:	Oakridge		
Type:	Residential/Five Plus		
Style:	4 Level Split		
Size:	1,622 sq.ft.	Age:	1977 (49 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Driveway, Heated Garage, Oversized, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 479
Basement:	Full	LLD:	-
Exterior:	Brick, Cedar, Concrete, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Closet Organizers, Storage, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this beautifully maintained 5-level split townhouse in the highly desirable community of Oakridge, offering a rare combination of space, privacy, and an unbeatable location. With five thoughtfully designed levels, this fully developed home delivers the feel of a detached property while enjoying the convenience of low-maintenance living and low condo fees. From the moment you step inside, you'll appreciate the soaring vaulted cedar plank ceilings, rich hardwood flooring, and the warmth of the inviting living room, complete with a wood-burning fireplace featuring a gas lighter—creating the perfect atmosphere for cozy evenings. The functional kitchen is equipped with stainless steel appliances and overlooks the main living spaces, making entertaining effortless. One of the home's standout features is the spacious primary retreat, offering an abundance of room, a private balcony overlooking the peaceful, private fenced backyard, a walk-through closet, and direct access to the beautifully renovated 5-piece ensuite/main bathroom. The bathroom has been thoughtfully updated with a new vanity countertop, lighting, mirror, custom tile surround, and shower, creating a modern and spa-inspired space. The additional bedrooms are generously sized, providing flexibility for families, guests, or a home office. The fully finished lower level adds exceptional living space, ideal for a recreation room, media room, fitness area, or children's playroom. An oversized single attached garage is fully finished and heated, while the additional driveway provides convenient parking for a second vehicle. This home has been meticulously cared for with numerous recent upgrades, including triple-pane windows, attic insulation upgraded to R50, a new washer, a new garage door, and a freshly repainted exterior completed throughout the complex, offering

excellent value and peace of mind for years to come. The location is truly exceptional. Enjoy a short drive to Glenmore Reservoir, scenic pathways, parks, and recreation, while everyday conveniences are just minutes away. Walk to Oakridge Plaza or access the nearby Co-op through the residents-only private gate. Glenmore Landing, Costco at Taza, and the future Superstore are all within a short drive, making shopping and daily errands incredibly convenient. Offering an outstanding combination of character, functional living space, quality updates in one of Calgary's most established southwest communities, this is a home you'll be proud to call your own. Don't miss this exceptional opportunity!