



GRASSROOTS
REALTY GROUP

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9667 Oakhill Drive SW
Calgary, Alberta

MLS # A2334914



\$759,900

Division:	Oakridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,189 sq.ft.	Age:	1969 (57 yrs old)
Beds:	4	Baths:	2
Garage:	Concrete Driveway, Double Garage Attached, Driveway		
Lot Size:	0.15 Acre		
Lot Feat:	Corner Lot, Many Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, Open Floorplan		

Inclusions:	n/a
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Welcome to this stunning Oakridge bi-level home, perfectly situated on a large, mature corner lot with scenic outdoor access. Offering over 2,100 square feet of total developed living space, this property features four bedrooms and two bathrooms. The moment you step inside, you are greeted by an expansive open-concept floor plan. The bright, inviting living room flows seamlessly into the kitchen and dining area, which overlooks an impressive 25x21-foot private deck nestled by the privacy of mature trees—perfect for outdoor entertaining. The chef-inspired kitchen comes fully equipped with a central island, stainless steel appliances, and a gas range. Retreat to the updated, spacious primary suite, measuring 16 feet in length and boasting a luxurious five-piece ensuite. The main floor also includes a second versatile bedroom, currently utilized as a home office. The fully developed lower level features two additional bedrooms and a generous recreation room centered around a cozy gas fireplace. Thanks to the large, signature bi-level windows, the lower level is flooded with natural light, offering the bright feel of main-floor living. Located just moments away from top-rated schools, parks, and premier recreation facilities, this exceptional Oakridge home is an opportunity you don't want to miss.