



GRASSROOTS
REALTY GROUP

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9831 Oakhill Drive SW
Calgary, Alberta

MLS # A2351929

\$1,800,000

Division:	Oakridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,962 sq.ft.	Age:	1970 (56 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Vinyl Siding	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: NA

Welcome to this fully renovated bungalow in the established community of Oakridge. Offering a functional layout with four bedrooms and plenty of comfortable living space, this home has been thoughtfully updated throughout with fresh, modern finishes. The main level features two bedrooms along with bright and inviting living spaces, while the fully developed basement offers two additional bedrooms and added space for family, guests, or a home office. Enjoy the comfort of central air conditioning and a great backyard setting with no neighbours directly behind. Backing onto a park, the property offers additional privacy and easy access to green space right outside your door. Located in the desirable community of Oakridge, close to parks, schools, shopping, transit, and everyday amenities, this beautifully updated bungalow is ready for its new owners to enjoy.