

**9508 Oakland Road SW  
Calgary, Alberta**

**MLS # A2169566**



**\$900,000**

<b>Division:</b>	Oakridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,263 sq.ft.	<b>Age:</b>	1975 (49 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Front Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home		

**Inclusions:** N/A

**\*\* OPEN HOUSE SUNDAY, OCT 20, 12-2 \*\***Welcome to 9508 Oakland Rd SW. This incredible FULLY UPDATED 4-level split, with over 2,300 SqF of developed living space, is a must-see. Upon entry, you are greeted by a beautiful foyer and living room with floor-to-ceiling SOUTH-facing windows, allowing an abundance of natural light. Moving through to the large kitchen, you'll find a BRAND NEW appliance package, updated kitchen window, movable kitchen island, new pot lights, cabinets, and more, as well as a separate entrance to your private backyard. Upstairs, you will find 3 of the 4 bedrooms in the home, including the primary bedroom, complete with a FULLY UPDATED 3-PC EN-SUITE. The lower level features a beautiful SECOND living area/family room, showcasing the unique layout of 4-level split homes. Completing the lower level is the 4th bedroom, which can also serve as a home office or bedroom. Around the corner is the laundry room and half bathroom, conveniently located near the kitchen. The basement is roughed-in for surround sound audio and features a gorgeous wooden built-in home entertainment unit. Whether you use it as a workout room or movie room, it's perfectly set up, complete with a BAR FRIDGE for your refreshments. In addition to the fully updated interior, numerous updates have been made to the core components of the home to ensure longevity, including a 11-year-old roof, replaced bedroom and kitchen windows, high-efficiency furnace, air conditioning, water softener, and more. The exterior is equally impressive. You're just one block away from the renowned K-9 school Louis Riel (Science School), which hosts the GATE program (Gifted And Talented Education). Louis Riel shares a field with the Oakridge Community Association, which has an ice rink and new tennis courts. Also within a block is a strip mall

featuring a boutique coffee shop, liquor store, bistro, animal clinic, and more. Within a 5-minute drive are Oak Bay Plaza, Oakmoor Plaza, Southland Leisure Centre, Glenmore Landing, Glenmore Reservoir, Glenmore Sailing Club, and Stoney Trail, making commuting anywhere in the city a breeze. Call your favourite Realtor today for a showing and see this magnificent home!