

**11 Oakmount Way SW
Calgary, Alberta**

MLS # A2170099



\$949,000

Division:	Oakridge		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,398 sq.ft.	Age:	1983 (41 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Landscaped, Many Trees, Private,		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Cement Fiber Board, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Laminate Counters, Skylight(s), Soaking Tub		

Inclusions: Security system equipment & two sheds.

Attractively upgraded 3+1 bedroom home steps away from a park in the established community of Oakridge, offering over 2700 sq ft of developed living space! The main level presents new luxury plank flooring, showcasing the living room with cozy feature fireplace, bay window & skylight, which is open to a spacious dining area with ample space to host a family gathering or dinner party. The kitchen is tastefully finished with plenty of counter & storage space, stainless steel appliances & a casual eating area or breakfast nook. The upper level also features new vinyl plank floors & hosts 3 bedrooms & a 4 piece main bath. The primary bedroom includes plenty of closet space & a private 3 piece ensuite. Lower level development boasts vinyl plank flooring & a nicely updated family room with welcoming wood burning fireplace & fourth bedroom with direct access to the 3 piece bath. Basement development comprises of a recreation room & laundry room with tons of storage space. Other notable features include all new luxury vinyl plank flooring & mouldings, stair railings, balusters, upgraded lighting, new interior doors & frames & extensive painting. Outside, enjoy the massive private west back yard with beautiful outdoor living spaces, lovely landscaping & majestic mature trees. This perfect family home is located steps from a soccer field & close to South Glenmore Park, Southland Leisure Centre, Oakridge Community Association, biking/walking trails, schools, shopping, public transit & has easy access to Southland Drive.