



## 11 Oakmount Way Calgary Alberta

\$949,000

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. (id:6769)

Laundry room 11.00 Ft x 9.50 Ft

Recreational, Games room 21.50 Ft x 16.00 Ft

Furnace 6.00 Ft x 6.00 Ft

Family room 21.50 Ft x 13.50 Ft

Bedroom 12.00 Ft x 11.50 Ft

3pc Bathroom .00 Ft x .00 Ft

Kitchen 12.50 Ft x 12.00 Ft

Dining room 12.00 Ft x 11.50 Ft

Living room 12.00 Ft x 10.00 Ft

Breakfast 12.00 Ft x 7.50 Ft

Primary Bedroom 14.50 Ft x 12.67 Ft

Bedroom 14.50 Ft x 10.50 Ft

Bedroom 10.50 Ft x 9.00 Ft

4pc Bathroom .00 Ft x .00 Ft

3pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



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<http://www.tanyaeklundgroup.ca/>

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