



## 9508 Oakland Road Calgary Alberta

\$900,000

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 driv...

Recreational, Games room 13.08 Ft x 24.17 Ft

Furnace 7.25 Ft x 8.58 Ft

Workshop 5.50 Ft x 11.92 Ft

2pc Bathroom 6.83 Ft x 2.50 Ft

Bedroom 8.00 Ft x 12.00 Ft

Family room 18.42 Ft x 13.75 Ft

Foyer 5.58 Ft x 12.42 Ft

Kitchen 15.50 Ft x 14.92 Ft

Living room 16.42 Ft x 12.33 Ft

3pc Bathroom 5.08 Ft x 7.33 Ft

4pc Bathroom 8.42 Ft x 5.00 Ft

Bedroom 9.25 Ft x 10.92 Ft

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**RE/MAX Realty Professionals**

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Laundry room 9.08 Ft x 5.75 Ft

Dining room 9.25 Ft x 13.00 Ft

Bedroom 9.42 Ft x 11.00 Ft

Primary Bedroom 12.58 Ft x 12.67 Ft