

3031 Oakmoor Drive SW
Calgary, Alberta

MLS # A2204292



\$570,000

Division:	Oakridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,128 sq.ft.	Age:	1970 (55 yrs old)
Beds:	4	Baths:	2
Garage:	Concrete Driveway, Double Garage Detached, Garage Door Opener, Insulated		
Lot Size:	0.14 Acre		
Lot Feat:	Corner Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, No Animal Home, No Smoking Home, Sauna, Storage		

Inclusions: 2nd Refrigerator, 2nd Electric Range

Welcome to this warm and inviting 4-bedroom bungalow on a beautiful corner lot in the friendly community of Oakridge. From the charming front porch to the private backyard, this home is full of features designed for comfort, convenience, and everyday living. Inside, the bright and open living room is the perfect place to relax, complete with a brand-new fireplace that adds a cozy touch. The large windows, replaced just five years ago, let in plenty of natural light and offer views of the green space across the street. The kitchen and dining area flow easily together, and the upstairs bedroom includes a new patio door that leads straight out to the backyard. Downstairs, a finished basement with an illegal suite provides extra space for family, guests, or potential rental income. You’ll also find a working sauna, a cold room, and lots of storage. The backyard is a peaceful and private retreat, featuring a covered porch, a patio with a gas hookup, a garden area, and a storage shed. The oversized double detached garage includes workbenches and shelving—perfect for anyone who enjoys projects or needs extra space for tools and storage. Living in Oakridge means being close to top-rated schools like Louis Riel and Cedarbrae, great parks including South Glenmore and Fish Creek, and local amenities such as the Oakridge Shopping Centre, Southland Leisure Centre, and Costco on Buffalo Run Blvd. You’ll also have quick access to the mountains for weekend getaways. This home offers a rare mix of space, location, and value. Don’t miss your chance to see it—book your showing today and imagine the possibilities!