

**44, 10030 Oakmoor Way SW
Calgary, Alberta**

MLS # A2268269



\$550,000

Division:	Oakridge		
Type:	Residential/Five Plus		
Style:	4 Level Split		
Size:	1,706 sq.ft.	Age:	1976 (49 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Heated Garage, Insulated		
Lot Size:	-		
Lot Feat:	Garden, Many Trees		

Heating:	High Efficiency, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Slate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 495
Basement:	Full	LLD:	-
Exterior:	Brick, Cedar	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Breakfast Bar, Central Vacuum, Double Vanity, Dry Bar, French Door, High Ceilings, Low Flow Plumbing Fixtures, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wood Windows		
Inclusions:	NA		

If you've been searching for an impeccably planned, beautifully renovated, and move-in-ready end unit, this might be the one! This stunning four-level split townhome offers over 1,900 sq. ft. of developed living space, four bathrooms, a double attached heated garage and triple pane windows throughout — all in a prime Oakridge location. With over \$75,000 in recent renovations and upgrades, every inch of this home has been thoughtfully updated for modern comfort and style. Main Level Step into a spacious and welcoming foyer featuring a striking feature wall and durable natural slate flooring. This level also includes a convenient three-piece bath and laundry area. Second Level The impressive living room showcases vaulted cedar ceilings, a cozy gas fireplace, and brand-new carpeting throughout. Oversized south-facing patio doors and an additional large window flood the space with natural light. The private fenced yard and patio offer an inviting outdoor retreat — perfect for summer entertaining. Third Level The newly installed luxury vinyl plank flooring flows through a formal dining area overlooking the living room, ideal for hosting family and friends. The upgraded kitchen features quartz overlay countertops, a peninsula eating bar, and a large custom pantry with beautiful doors. The coffee bar/pass-through to the dining area adds both function and charm. A bright breakfast nook opens onto a 16'x 20' deck through another large sliding door, creating an easy indoor-outdoor flow. A newly renovated two-piece bath completes this level. Upper Level Retreat to a spacious primary bedroom with a new walk-in closet and a luxurious four-piece ensuite featuring double sinks and an oversized tiled walk-in shower. Two additional generous bedrooms provide ample space for family or guests. The show stopping spa inspired four-piece

bathroom boasts a free standing soaker tub, corner shower, feature wall, barn door, large vanity and recessed lighting — pure relaxation at home. Lower Level The family/media room is perfect for movie nights or casual gatherings and includes an upgraded dry bar with cabinetry, countertop, and a recessed beverage fridge space. There’s also room for a home gym, plus well-lit crawl-space storage for all your extras. Location & Lifestyle Oakwood Lane is a well-managed, pet-friendly complex in an unbeatable location. Walk through the back gate and you’re just minutes from Oakridge Co-op, Boston Pizza, A&W, yoga studios, and professional services. Outdoor lovers will appreciate easy access to South Glenmore Park, the Southland Leisure Centre, and an huge off leash dog park only a 5 minute walk away. Walk to nearby schools, and enjoy shopping at Glenmore Landing, Southcentre, and Shops (and cheap gas!) at Buffalo Run. Plus, you’re less than an hour from the mountains! Welcome home to comfort, style, and convenience — in this all in one exceptional Oakridge property.