

**10512 Oakfield Drive SW**  
**Calgary, Alberta**

**MLS # A2231578**



**\$724,800**

<b>Division:</b>	Cedarbrae		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	967 sq.ft.	<b>Age:</b>	1972 (53 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Other		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Separate Entrance, Walk-In Closet(s)		

**Inclusions:** Refrigerator x2, Range Hood, Microwave Hood Fan, Electric Range x2, Dishwasher, Washer, Dryer

**FULLY RENOVATED!! LEGAL SUITE WITH SEPARATE ENTRY BASEMENT!! DOUBLE DETACHED GARAGE!! LAUNDRY ON BOTH LEVELS!!** Located in family-friendly Cedarbrae, this home offers about 1700 SQFT of living space, flexibility and modern updates throughout. Out front, you've got two separate entrances &mdash; one for the main floor and one for the basement legal suite. Upstairs welcomes you with a bright living area filled with natural light, leading into a modern kitchen with stainless steel appliances, a large island and plenty of prep space. The dining area opens right onto the back deck, making indoor-outdoor living easy. This level features three good-sized bedrooms, including a primary and a fully updated 4pc bath. The **LEGAL BASEMENT SUITE** with **SEPARATE ENTRANCE** is fully self-contained with its own living space, kitchen, two bedrooms and another 4pc bath. There's laundry on both levels, so everyone has their own space and convenience. The backyard is wide and open, with a solid deck for relaxing or entertaining and a double detached garage finishes off the package. **FUNCTIONAL, FLEXIBLE, AND FINISHED TOP TO BOTTOM &mdash; THIS IS THE ONE YOU'VE BEEN WAITING FOR.**