

D, 11111 Oakfield Drive SW  
Calgary, Alberta

MLS # A2271314



# \$445,000

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar, Wood Frame	<b>Zoning:</b>	M-CG d30
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, No Smoking Home, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** NONE

Discover this fantastic end-unit townhome with no condo fees and one of the largest backyards in the entire area! Freshly painted from top to bottom, this move-in ready home offers a bright, practical layout with three bedrooms upstairs plus a fully developed basement featuring an additional bedroom, perfect for family, guests, or a home office. Major updates offer peace of mind, including all new windows in 2024 and a furnace, water heater, and air conditioning system installed in 2018. On the main floor, you're welcomed by a comfortable living area and a handy half bath. Upstairs, you'll find three generous bedrooms, including a primary with a built-in closet organizer, along with a full bathroom. Step outside and you'll see what truly sets this home apart: an expansive, private backyard, a rare find for a no-condo-fee townhome. Whether you love entertaining, gardening, have kids or pets, or dream of adding a future garage, this yard gives you the space to do it all. Perfectly located right across from a playground and St. Cyril School, with Cedarbrae School, shopping, plazas, medical offices, fitness centres, community amenities, and the Southland Leisure Centre just minutes away. An incredible opportunity to own an affordable end-unit townhome with no condo fees in an unbeatable location!