



THE
A-TEAM

**RE/MAX
FIRST**

3007 OAKMOOR Drive, Calgary T3V 3Z5

MLS® #: **A2167023**

Area: **Oakridge**

Listing Date: **09/19/24**

List Price: **\$699,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1971**

Finished Floor Area

Abv Sqft: **1,160**
Low Sqft:
Ttl Sqft: **1,160**

DOM

0
Layout
Beds: **3 (2 1)**
Baths: **2.5 (2 1)**
Style: **Bungalow**

Lot Information

Lot Sz Ar: **5,500 sqft**
Lot Shape:

Parking

Ttl Park: **6**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,City Lot,Few Trees,Front Yard,Low Maintenance Landscape,Landscaped,Level,Street Lighting,Rectangular Lot**

Park Feat:

Double Garage Detached,Driveway,Front Drive,Garage Door Opener,Garage Faces Front,Heated Garage,Oversized

Utilities and Features

Roof: **Tile**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**

Construction: **Brick**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Garage Control(s),Range Hood,Refrigerator,Washer/Dryer Stacked,Water Purifier**
Int Feat: **Ceiling Fan(s),Central Vacuum**
Utilities:

Room Information

Room	Level	Dimensions
2pc Ensuite bath	Main	4`7" x 7`6"
Bedroom	Main	10`1" x 8`11"
Dining Room	Main	14`3" x 9`0"
Living Room	Main	13`5" x 17`8"
Bedroom - Primary	Main	13`5" x 10`7"
Bedroom	Basement	12`11" x 11`11"
Family Room	Basement	12`6" x 13`10"

Room	Level	Dimensions
4pc Bathroom	Main	5`2" x 7`4"
Breakfast Nook	Main	8`4" x 10`11"
Kitchen	Main	8`7" x 10`11"
Office	Main	10`0" x 8`11"
3pc Bathroom	Basement	7`3" x 8`2"
Den	Basement	12`8" x 13`5"
Laundry	Basement	13`0" x 8`5"

Storage
Furnace/Utility Room

Basement
Basement

8`2" x 8`10"
7`3" x 7`9"

Storage
Legal/Tax/Financial

Basement

5`10" x 5`10"

Title:
Fee Simple
Legal Desc:

7371JK

Zoning:
R-C1

Remarks

Pub Rmks:

A Great Bungalow in the Sought-After Community of Oakridge! This beautifully maintained bungalow, lovingly cared for by its original owners, offers a perfect blend of comfort and style. The main floor features two spacious bedrooms, a versatile den/office that can double as a third bedroom, and 1.5 well-appointed bathrooms. The heart of the home is the beautiful kitchen, which opens onto a deck, patio, and a meticulously landscaped backyard—complete with a charming shed and an oversized double detached heated garage. This home also boast a Tiled roof, custom oak staircase, composite deck. Awning for deck , Pella windows, and a aggregate driveway. The fully developed basement adds even more living space, featuring an additional bedroom, a three-piece bathroom, and a cozy family room with a gas fireplace, perfect for gatherings. This home is a rare find in a great community—move-in ready and waiting for you to make it your own! You are within walking distance of Louis Riel School and Cedarbrae School as well as a ball bark.

Inclusions:
Property Listed By:

N/A
RE/MAX iRealty Innovations

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











