



THE A-TEAM

RE/MAX FIRST

10023 OAKMOOR Way, Calgary T2Y 4A1

MLS®#: A2168487 Area: Oakridge Listing: 09/25/24 List Price: \$675,000
Status: Active County: Calgary Change: -\$25k, 20-Nov Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary
Year Built: 1971
Finished Floor Area
Abv Sqft: 1,181
Low Sqft:
Ttl Sqft: 1,181
Lot Sz Ar: 6,802 sqft
Lot Shape:

DOM: 57
Layout
Beds: 4 (3 1)
Baths: 2.5 (2 1)
Style: Bungalow

Access:
Lot Feat: Back Yard,Front Yard,Reverse Pie Shaped Lot,Landscaped,Level
Park Feat: Double Garage Detached

Parking
Ttl Park: 4
Garage Sz: 2

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air
Sewer:
Ext Feat: Garden,Private Yard
Construction: Stucco
Flooring: Carpet,Linoleum
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Dishwasher,Electric Range,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer/Dryer,Water Softener
Int Feat: Ceiling Fan(s),Central Vacuum,No Smoking Home,Storage
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like 2pc Ensuite bath, Bedroom, Dining Room, Kitchen, etc.

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

7371JK

Remarks

Pub Rmks: **Opportunity knocks at this large lot conveniently located walking distance to grocery stores, schools, daycare, playgrounds, walking paths and recently finished Stoney Trail. For over 40 years the same owners have loved and cared for this home but it is time for a new family to make it their own. Upon entering, you are invited into the large living area with a gas fireplace connecting into the separate, formal dining area. The kitchen extends into the enclosed sunroom looking out into the large, well maintained backyard. The bright and spacious main floor also features 3 large bedrooms with the primary having a private 2 piece ensuite bathroom for extra convenience. The basement is fully developed with an enormous recreation room, bedroom, 4 piece bathroom and large laundry room. The oversized detached garage is insulated and heated for your comfort. Additional features include a central vacuum system, water softener and in ground irrigation system. Don't wait and take this opportunity and book a showing today!**

Inclusions:
Property Listed By: **none**
eXp Realty

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







