



THE
A-TEAM

**RE/MAX
FIRST**

10604 OAKMOOR Way, Calgary T2W 2H8

MLS® #: **A2168561** Area: **Cedarbrae** Listing Date: **09/25/24** List Price: **\$879,777**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1973**
Lot Information
 Lot Sz Ar: **5,715 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,392**
 Low Sqft:
 Ttl Sqft: **1,392**

DOM

119
Layout
 Beds: **5 (3 2)**
 Baths: **3.0 (3 0)**
 Style: **Bungalow**

Parking

Ttl Park: **4**
 Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Front Yard**
 Park Feat: **Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **None**

Construction: **Vinyl Siding**
 Flooring: **Carpet,Laminate,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Built-In Range,Dishwasher,Electric Cooktop,Microwave Hood Fan,Refrigerator,Washer/Dryer**
 Int Feat: **Breakfast Bar,Closet Organizers,Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Recessed Lighting,Stone Counters**
 Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	10`2" x 4`11"
Bedroom	Main	10`2" x 10`8"
Dining Room	Main	11`3" x 12`8"
Great Room	Main	15`4" x 18`3"
Walk-In Closet	Main	5`0" x 10`2"
Other	Lower	8`7" x 5`2"
Bedroom	Lower	12`7" x 13`3"

Room	Level	Dimensions
4pc Ensuite bath	Main	5`10" x 10`2"
Bedroom	Main	13`6" x 11`9"
Kitchen	Main	14`8" x 11`11"
Bedroom - Primary	Main	11`4" x 15`1"
4pc Bathroom	Lower	8`11" x 5`0"
Bedroom	Lower	10`6" x 15`11"
Laundry	Lower	5`6" x 6`1"

Game Room

Lower

39`5" x 12`11"

Furnace/Utility Room
Legal/Tax/Financial

Lower

4`7" x 8`6"

Title:
Fee Simple
Legal Desc:

731710

Zoning:
R-CG

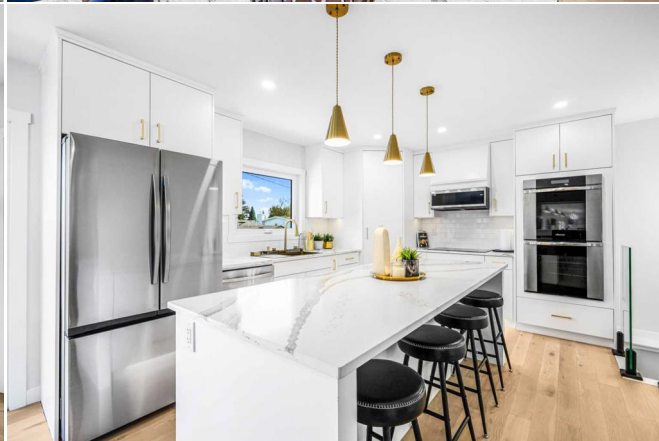
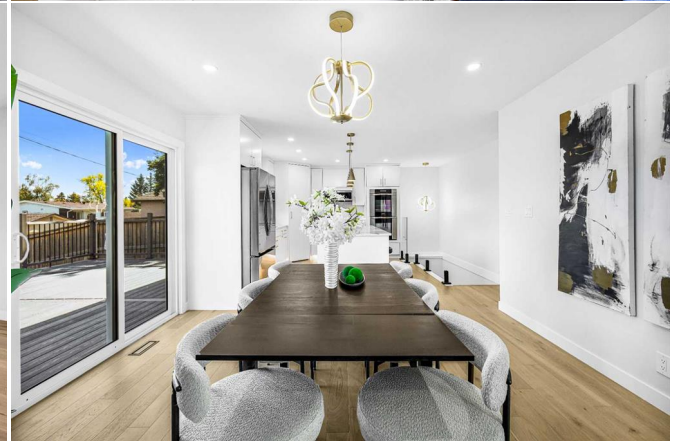
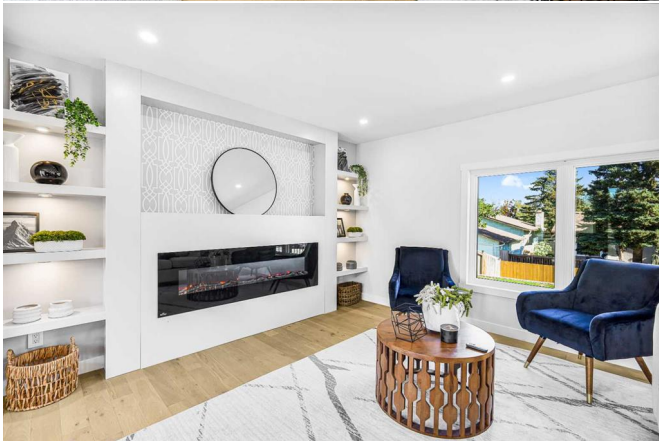
Remarks

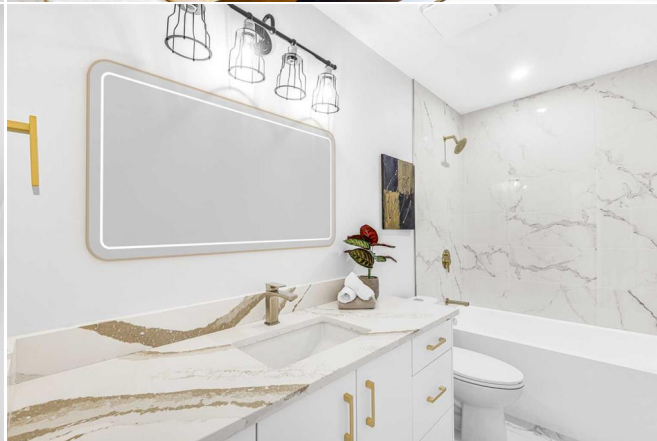
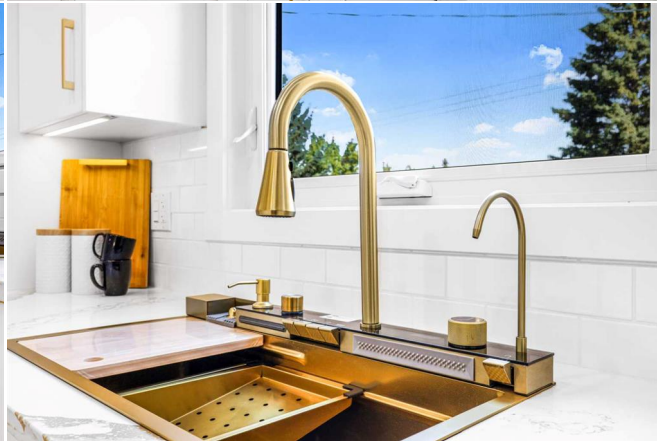
Pub Rmks: **This listing paints a beautiful picture of a fully renovated bungalow in Cedabrae, ready for a new family to move in. With its open-plan design and spacious layout, it's perfect for creating lasting memories. The extensive renovation, which took the home down to the studs, includes modern finishes throughout. Some key features are: - **Great Room**: A large, bright space with built-ins, a fireplace, and big windows allowing for natural light and views of both the front and backyards. - **Dining Nook**: Spacious enough to comfortably seat up to 12, with easy access to a massive composite deck through a sliding door. - **Chef's Kitchen**: A dream for cooking enthusiasts, featuring a sit-up island, ample counter space, built-in ovens, a countertop stove, a multifunction sink, and abundant storage. - **Bedrooms & Bathrooms**: Three sizable main-floor bedrooms, including a master with a luxurious 5-piece ensuite, and an additional beautifully designed 4-piece bathroom. - **Lower Level**: Fully developed with a media room, a games area, a walk-up bar, two more large bedrooms, and another 4-piece bathroom. Everything from flooring, paint, windows, exterior, and doors to plumbing and electrical systems is brand new. A detached double garage can also be built upon request, making this home a complete package. If you're interested, don't hesitate to call your Realtor for a viewing!**

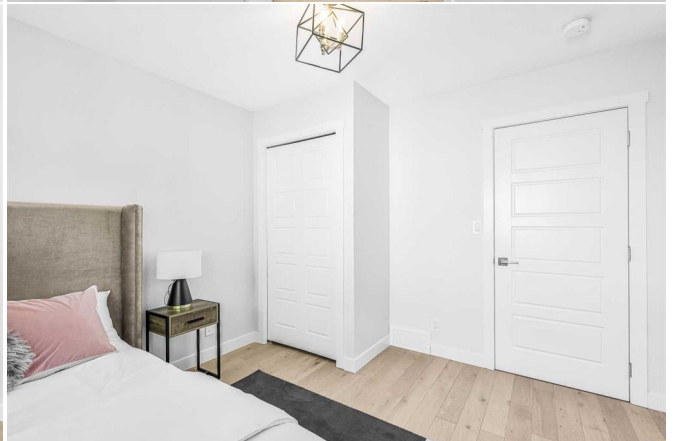
Inclusions:
Property Listed By: **NONE**
eXp Realty

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

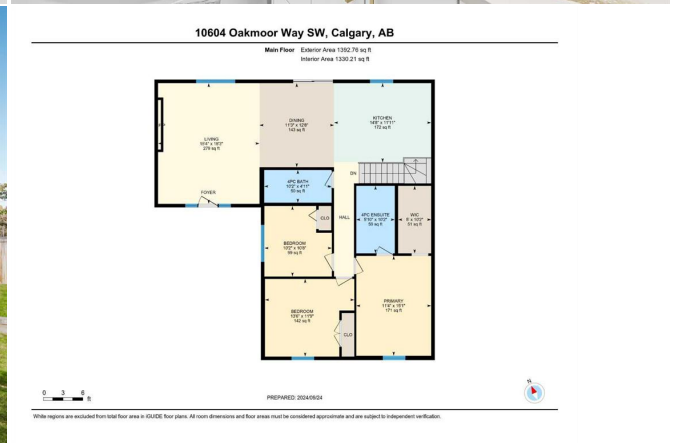












10604 Oakmoor Way SW, Calgary, AB

Basement (Below Grade) Exterior Area 1183.47 sq ft
Interior Area 1122.93 sq ft



PREPARED 2024/03/24



While regions are excluded from total floor area in GMLSE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.