



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
Finished Floor Area: 5,715 sqft
Abv Sqft: 1,392
Low Sqft:
Ttl Sqft: 1,392

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

DOM: 57
Layout:
Beds: 5 (3 2)
Baths: 3.0 (3 0)
Style: Bungalow
Parking:
Ttl Park: 4
Garage Sz:

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

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like 4pc Bathroom, Bedroom, Dining Room, Great Room, Walk-In Closet, Other, and Laundry with their respective levels and dimensions.

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

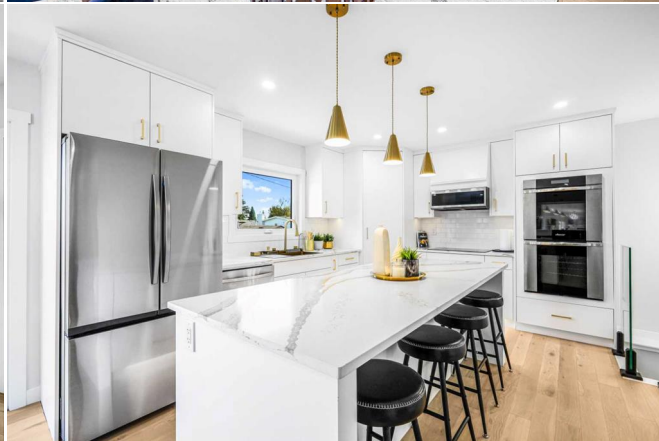
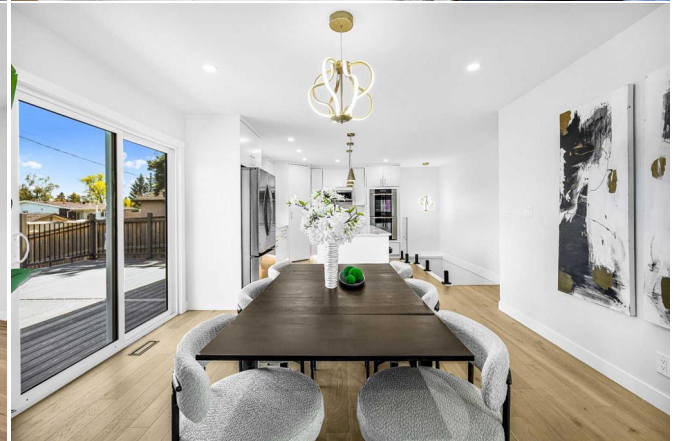
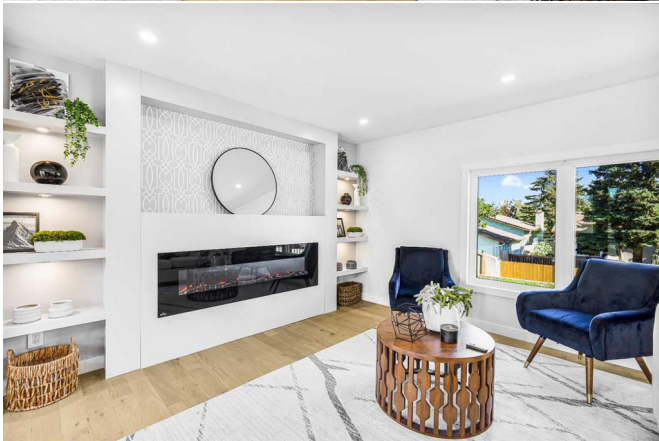
Remarks

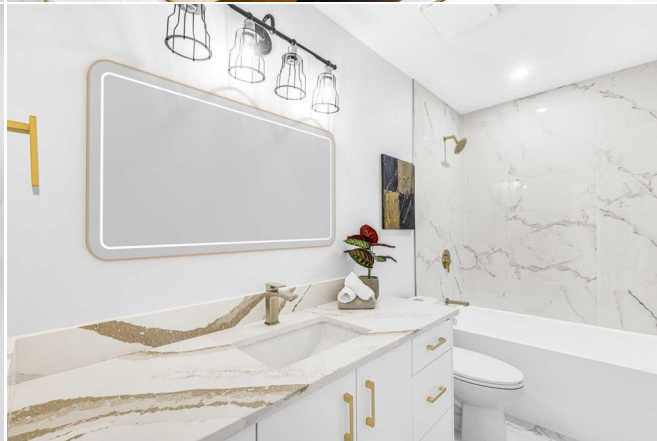
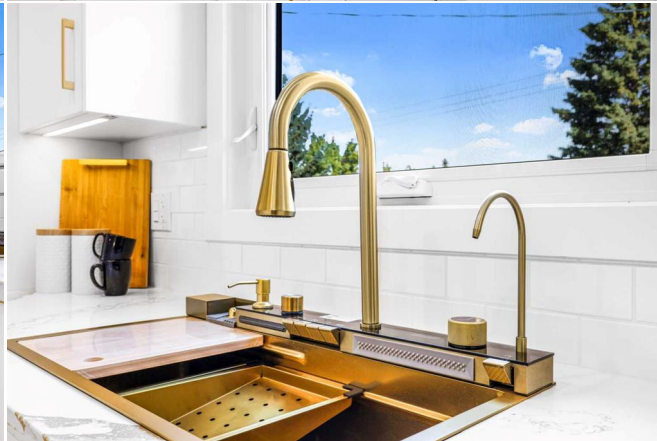
Pub Rmks: **This listing paints a beautiful picture of a fully renovated bungalow in Cedabrae, ready for a new family to move in. With its open-plan design and spacious layout, it's perfect for creating lasting memories. The extensive renovation, which took the home down to the studs, includes modern 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!**

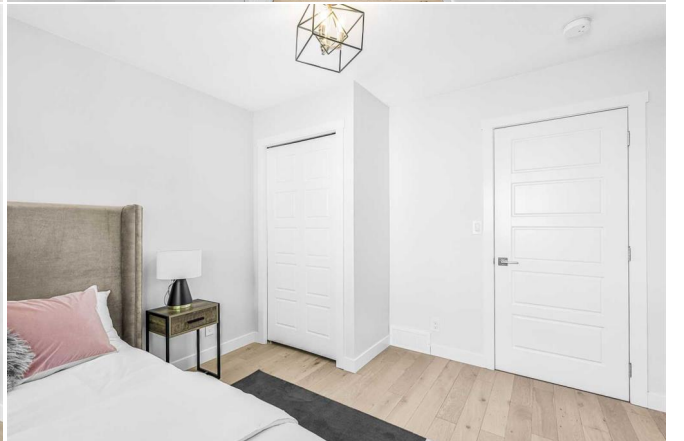
Inclusions:
Property Listed By: **NONE**
eXp Realty

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

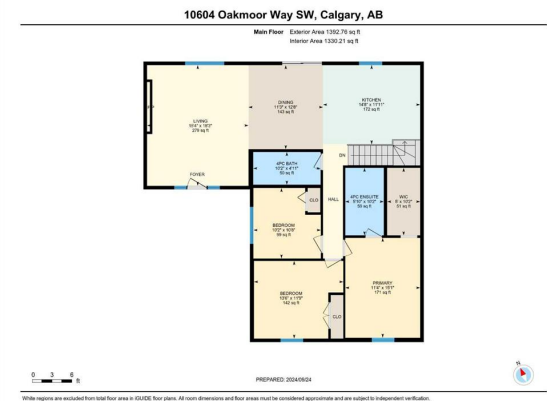












10604 Oakmoor Way SW, Calgary, AB

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



PREPARED 20240924



While regions are excluded from total floor area in GSE/DE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.