

# \$699,999 - 10636 Oakmoor Way Sw, Calgary

MLS® #A2201303

**\$699,999**

3 Bedroom, 3.00 Bathroom, 1,373 sqft

Residential on 0.13 Acres

Cedarbrae, Calgary, Alberta

Welcome to this beautifully updated bungalow in the heart of Cedarbrae, offering a sun-filled south-facing front yard with a charming mature apple tree and a private gated courtyard.

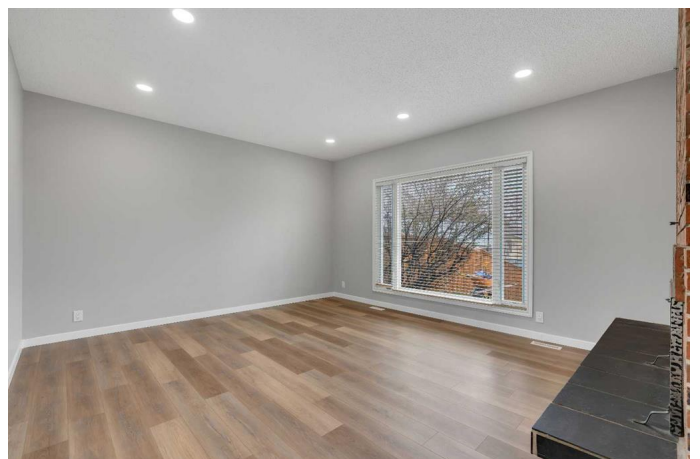
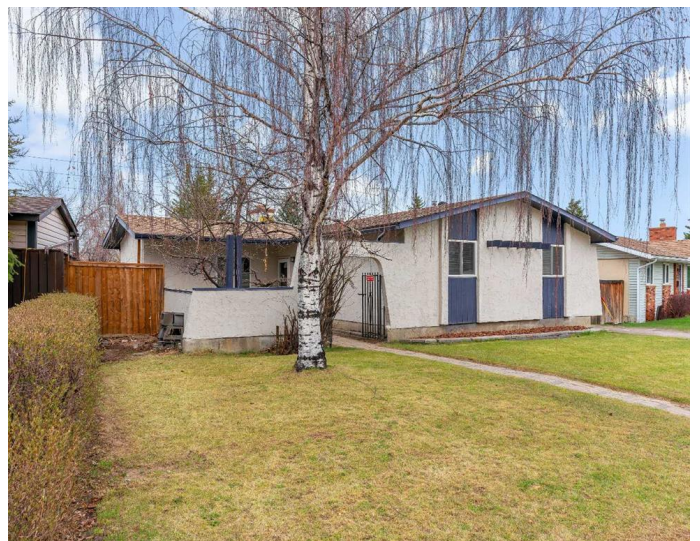
Freshly painted and meticulously cared for, this home is ready for immediate occupancy.

Step inside to a spacious family room that flows into a bright kitchen and generous dining area, perfect for daily living and entertaining. From the dining space, step onto a newly built back deck overlooking a large, private backyard.

Three comfortable bedrooms are thoughtfully positioned along a quiet corridor, creating a distinct separation between living and resting areas.

The fully developed lower level features a recreation room complete with a built-in bar and flexible spaces ideal for family activities, home office, or future creative use. Convenient side entrance access from the driveway enhances lifestyle options and opportunities.

Located on a quiet street, close to parks, playgrounds, top-rated schools, and major shopping amenities like Costco and Southcentre Mall. Enjoy quick access to Fish Creek Park, and a seamless mountain getaway via Stoney Trail to Banff, Canmore, Lake Louise, and Kananaskis Country.



This is a rare opportunity to live in a mature, walkable community with all the comforts and conveniences that Calgary has to offer.

Built in 1973

### **Essential Information**

MLS® #	A2201303
Price	\$699,999
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,373
Acres	0.13
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	10636 Oakmoor Way Sw
Subdivision	Cedarbrae
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 2H8

### **Amenities**

Parking Spaces	2
Parking	Off Street, Parking Pad

### **Interior**

Interior Features	Granite Counters, Open Floorplan
Appliances	Dishwasher, Electric Stove, Refrigerator
Heating	Forced Air
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 29th, 2025
Days on Market	7
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX First
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