

# \$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.

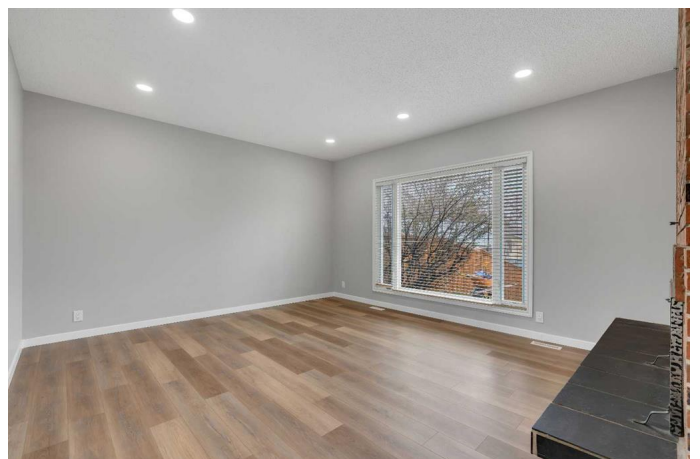
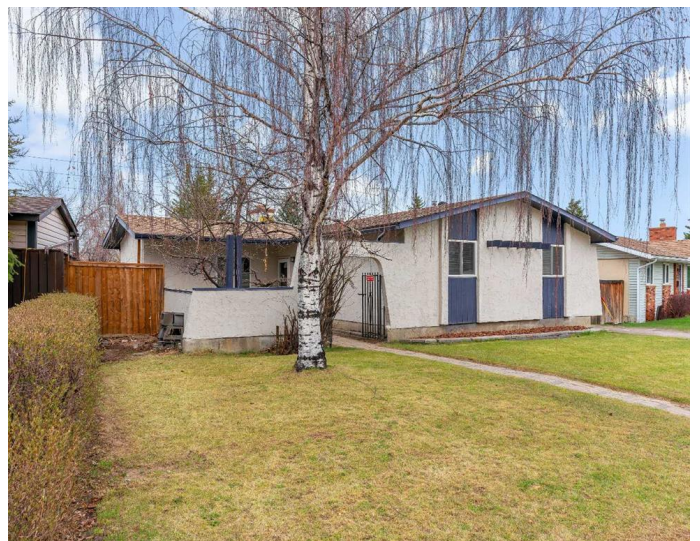
Freshly painted and meticulously cared for, this home is ready for immediate occupancy.

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	8
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.