

3007 Oakmoor Drive SW  
Calgary, Alberta

MLS # A2167023



**\$699,900**

<b>Division:</b>	Oakridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,161 sq.ft.	<b>Age:</b>	1971 (53 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Driveway, Front Drive, Garage Door Opener, Garage		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Few Trees, Front Yard, Low Maintenance Landscape, Landscaping		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Tile	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum		
<b>Inclusions:</b>	N/A		

A Great Bungalow in the Sought-After Community of Oakridge! This beautifully maintained bungalow, lovingly cared for by its original owners, offers a perfect blend of comfort and style. The main floor features two spacious bedrooms, a versatile den/office that can double as a third bedroom, and 1.5 well-appointed bathrooms. The heart of the home is the beautiful kitchen, which opens onto a deck, patio, and a meticulously landscaped backyard—complete with a charming shed and an oversized double detached heated garage. This home also boasts a Tiled roof, custom oak staircase, composite deck. Awning for deck, Pella windows, and an aggregate driveway. The fully developed basement adds even more living space, featuring an additional bedroom, a three-piece bathroom, and a cozy family room with a gas fireplace, perfect for gatherings. This home is a rare find in a great community—move-in ready and waiting for you to make it your own! You are within walking distance of Louis Riel School and Cedarbrae School as well as a ball park.