

2728 Oakmoor Drive SW  
Calgary, Alberta

MLS # A2203932



**\$649,900**

<b>Division:</b>	Oakridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,352 sq.ft.	<b>Age:</b>	1971 (54 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad, Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Front Yard, Landscaped, Private, Rectangular Lot, Treed		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Jetted Tub, Natural Woodwork, No Animal Home, No Smoking Home, Storage, Vinyl Windows		

**Inclusions:** Work bench and shelving

A solidly built Bungalow over 1350 sq.ft fully finished in immaculate condition and lovingly cared for by the original owners in a fantastic neighborhood . Several recent updates include newer appliances , newer furnace and hot water tank , water filtration system . some newer Pella windows .One major update is the over-sized rubberized parking pad ( done in 2023 ) allowing for additional parking along with the single garage and a sunny sitting area . Newly refinished front step add to the great curb appeal of this home . There are 3 generous sized bedrooms on the main level , including the primary suite with a 2 piece ensuite , 2 additional bedrooms in the lower level ( not egressed windows) A formal living room , dining room , and an expansive kitchen with sizeable eating nook . A cozy family room with a feature gas fireplace and a solid brick floor to ceiling accent wall . Newer french doors of the family room lead to a large deck which runs the length of the home , completing this very functional floor plan . The lower level has charm and character with some amazing millwork showcasing a cozy family room ,with a custom made bar , a great gathering place to relax . A newer extra large 3 piece shower was put in to service the lower level . Additional rooms offer a den/ office , a cold storage room , a shelved storage space plus a utility room with a built in workshop . This is truly a fantastic home in pristine condition . Add your own flooring touches and this home will sparkle even brighter .