

**10704 Oakfield Drive SW**  
**Calgary, Alberta**

**MLS # A2318625**



**\$875,000**

<b>Division:</b>	Cedarbrae		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,210 sq.ft.	<b>Age:</b>	1973 (53 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Oversized, Single Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Built-in Features, Closet Organizers, Stone Counters, Storage		

**Inclusions:** None

Step into timeless elegance with this fully renovated bungalow, where thoughtful modern upgrades blend seamlessly with classic charm. The main floor welcomes you into a bright living room anchored by the home's original wood-burning fireplace, beautifully reimagined with a sleek polished concrete finish and an adjacent custom built-in media cabinet. This space flows effortlessly into the dining area, elevated by custom floating shelves with integrated LED lighting and a designer branch chandelier. The brand-new kitchen is a chef's dream, boasting ceiling-height cabinetry, premium stone countertops, high-end appliances, and an expansive central island with an oversized sink. Right as you walk through the front door, you are greeted by an integrated custom closet and a stunning mudroom bench complete with vertical LED accent lighting. Both the private 3-piece ensuite in the serene primary retreat and the main floor's second 4-piece bathroom elevate daily living with the pure luxury of cozy, in-floor heating. A spacious second bedroom with a walk-in closet and a convenient hallway laundry station complete this level. The fully finished basement exponentially expands your living space, offering an expansive recreation room and a stylish wet bar tailored for movie nights or lively hosting. Two additional bedrooms, each complete with generous walk-in closets, provide ultimate flexibility for a growing family, guests, a dedicated home office, or a workout space. A third modern 4-piece bathroom also offers the added comfort of in-floor heating. A second full laundry room and utility storage room add practical luxury throughout. Outside, the backyard features a large deck and a beautifully landscaped outdoor living area ready for summer gatherings. Completing the property is an oversized single garage with epoxy floors. Every square inch of this residence has

been meticulously designed for modern luxury and effortless living, so book your private tour today!