

# \$775,000 - 6, 35 Oakmount Court Sw, Calgary

MLS® #A2210079

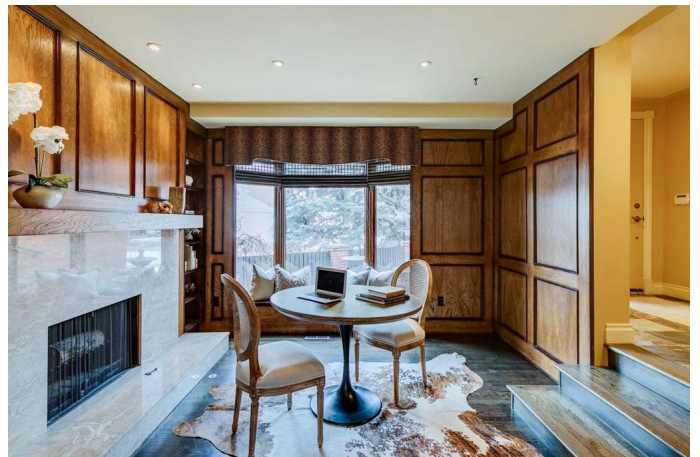
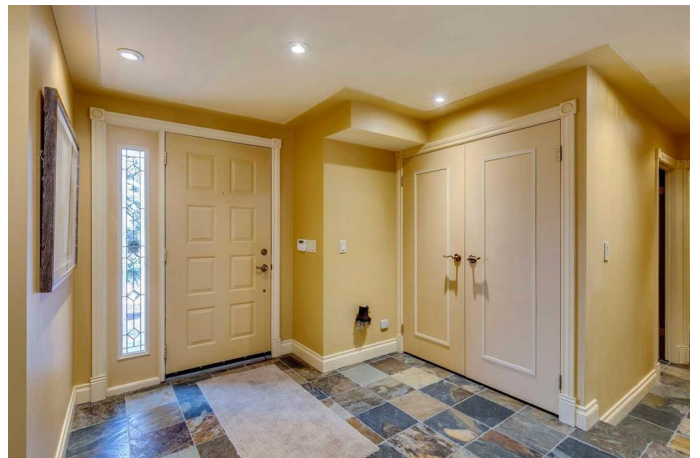
**\$775,000**

3 Bedroom, 3.00 Bathroom, 2,829 sqft

Residential on 0.00 Acres

Oakridge, Calgary, Alberta

Fantastic opportunity + great value; this home is for sale at \$285 per sq. ft. That's a bargain!! This exquisite two-story townhome in a gated, adult-only (18+) community is situated in a serene location close to South Glenmore Park, the pathway system + the shops of Glenmore Landing. Spacious + beautifully designed, featuring large principal rooms throughout, with a main floor perfect for entertaining. The sunken den with a wood-burning fireplace, a generous living room, and a formal dining room capable of hosting a large gathering. The dream kitchen showcases French Country charm, professional stainless steel appliances, double ovens, gas stove, warming drawer, ample counter space, cabinetry + storage, plus a cozy area for informal dining. Directly off the kitchen is a comfortable family room. This expansive main floor flows very well + is enhanced by stunning hardwood flooring, detailed millwork + lots of large windows. Upstairs, the spacious primary bedroom suite offers a sitting area, fireplace, six-piece spa ensuite + a private balcony. Two additional spacious bedrooms + a convenient laundry room complete the upper level. The fully developed lower level offers a gym, rec/games room, abundant storage + a secondary laundry hook up. The private sunny backyard of this property is amazing with two patios, mature trees + lawn. Ideally located just across from the Weaslehead + Glenmore Reservoir + close to Rockyview Hospital +



shopping. With an ideal layout ready for a new owner's personal touch. This charming home is move-in ready for quick occupancy.

Built in 1979

### **Essential Information**

MLS® #	A2210079
Price	\$775,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,829
Acres	0.00
Year Built	1979
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	6, 35 Oakmount Court Sw
Subdivision	Oakridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 4Y3

### **Amenities**

Amenities	Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached, Driveway, Electric Gate, Front Drive
# of Garages	2

### **Interior**

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Granite Counters, Storage, Walk-In Closet(s), Bidet, Crown Molding, Sump Pump(s)
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Appliances	Dishwasher, Double Oven, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Warming Drawer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Mantle, Master Bedroom, Wood Burning, Den, Gas Log, Gas Starter, Kitchen, Marble
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Cul-De-Sac, Low Maintenance Landscape, Interior Lot, Treed
Roof	Concrete
Construction	Brick, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 9th, 2025
Days on Market	11
Zoning	M-CG

## Listing Details

Listing Office	Real Estate Professionals Inc.
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