

# \$749,900 - 6, 35 Oakmount Court Sw, Calgary

MLS® #A2210079

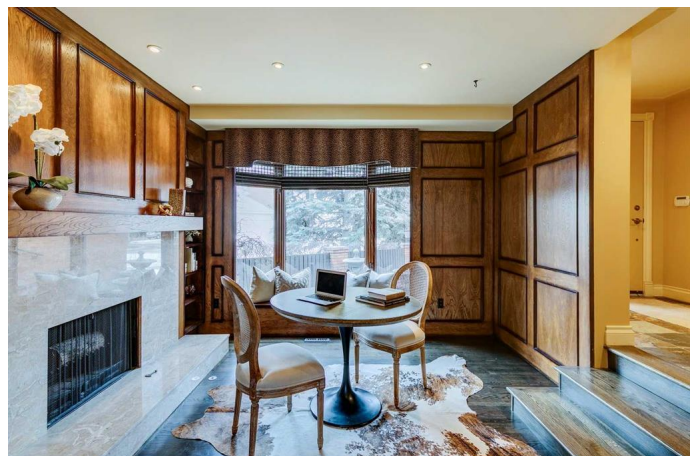
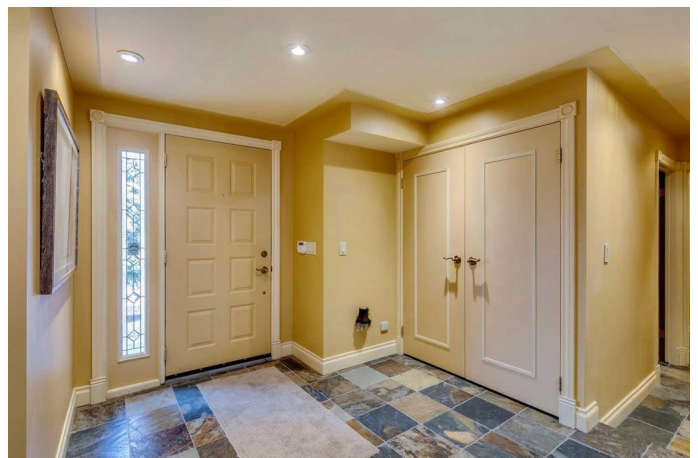
**\$749,900**

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 \$265 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          | \$749,900              |
| 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 | Bidet, Bookcases, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, Storage, Sump Pump(s), Walk-In Closet(s) |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                 |                                                                                                                                               |
|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| 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, Marble, Master Bedroom, Wood Burning, Den, Gas Log, Gas Starter, Kitchen                                                              |
| Has Basement    | Yes                                                                                                                                           |
| Basement        | Finished, Full                                                                                                                                |

## Exterior

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

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 9th, 2025 |
| Days on Market | 24              |
| Zoning         | M-CG            |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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