



THE
A-TEAM

**RE/MAX
FIRST**

9204 OAKMOUNT Drive, Calgary T2V 4X9

MLS® #: **A2114419**

Area: **Oakridge**

Listing Date: **03/13/24**

List Price: **\$998,000**

Status: **Active**

County: **Calgary**

Change: **-\$152k, 25-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1985**

Lot Information

Lot Sz Ar: **6,049 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,679**
Low Sqft:
Ttl Sqft: **1,679**

DOM

67

Layout

Beds: **3 (1 2)**
Baths: **3.5 (3 1)**
Style: **Bungalow**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Corner Lot,Conservation,Landscaped**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Cedar Shake**

Heating: **In Floor,Fireplace Insert,Forced Air,Hot Water,Natural Gas**

Sewer:

Ext Feat: **Dog Run**

Construction:

Stone,Stucco,Wood Frame

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Bar Fridge,Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Electric Cooktop,Garage Control(s),Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Bar,Closet Organizers,Granite Counters,No Smoking Home,Recessed Lighting,Soaking Tub,Vinyl Windows**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	15`10" x 7`10"
Den	Main	12`0" x 12`0"
Kitchen	Main	12`7" x 23`10"
Bedroom - Primary	Main	15`8" x 10`5"
Bedroom	Basement	14`0" x 15`0"
Bedroom	Basement	14`0" x 16`0"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	12`0" x 12`0"
Office	Main	13`0" x 9`10"
2pc Bathroom	Main	5`0" x 7`0"
4pc Ensuite bath	Main	6`7" x 12`6"
4pc Ensuite bath	Basement	15`0" x 12`0"
4pc Ensuite bath	Basement	8`0" x 7`0"

Family Room	Basement	20`0" x 16`0"	Exercise Room	Basement	11`0" x 13`0"	
Legal/Tax/Financial						
Title:		Zoning:				
Fee Simple		R-C1	Remarks			
Legal Desc:	7911095					
Pub Rmks:		location location ! The well equipped and lovingly renovated bungalow is situated over looking bike and walking pathways, an off leash dog area and has easy access to the new stoney trail. Some of the many improvements are windows, exterior stucco and stone work, newer kitchen, bathrooms, updated mechanical, custom fencing, flooring, paint and much much more.				
Inclusions:		shed				
Property Listed By:		Century 21 Bamber Realty LTD.				

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











