



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**35 OAKMOUNT Court #6, Calgary T2V 4Y3**

MLS®#: **A2153784**

Area: **Oakridge**

Listing Date: **08/01/24**

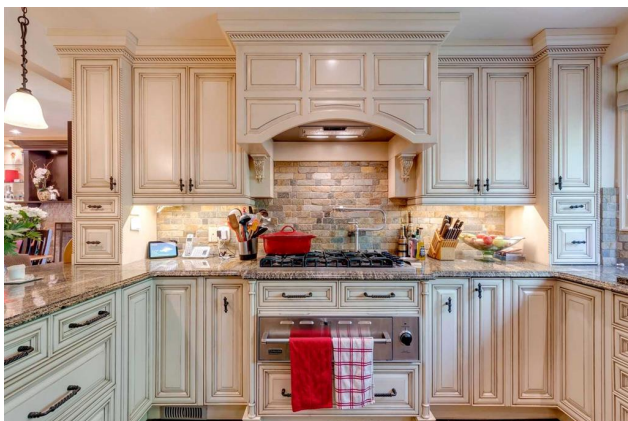
List Price: **\$895,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half**

**Duplex)**

Finished Floor Area

City/Town:

**Calgary**

Abv Sqft:

**2,811**

Year Built:

**1979**

Low Sqft:

Ttl Sqft:

**2,811**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

**48**

Layout

Beds:

**3 (3 )**

Baths:

**2.5 (2 1)**

Style:

**2 Storey,Side by Side**

Parking

Ttl Park:

**4**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Cul-De-Sac,Low Maintenance Landscape,Interior Lot,Treed**

**Double Garage Attached,Driveway,Electric Gate,Front Drive,Garage Faces Front,Gated,Off Street,On Street**

Utilities and Features

Roof: **Concrete**

Heating: **Forced Air**

Sewer:

Ext Feat: **Balcony,BBQ gas line,Lighting**

Construction:

**Brick,Wood Siding**

Flooring:

**Carpet,Hardwood**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Double Oven,Dryer,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,Warming Drawer,Washer,Window Coverings**

Int Feat:

**Bidet,Bookcases,Breakfast Bar,Built-in Features,Chandelier,Closet Organizers,Crown Molding,Double Vanity,Granite Counters,Recessed Lighting,Storage,Sump Pump(s),Tray Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`6" x 4`9"</b>
<b>Dining Room</b>	<b>Main</b>	<b>10`8" x 13`5"</b>
<b>Foyer</b>	<b>Main</b>	<b>9`9" x 11`3"</b>
<b>Living Room</b>	<b>Main</b>	<b>18`8" x 12`7"</b>
<b>6pc Ensuite bath</b>	<b>Upper</b>	<b>12`4" x 13`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>15`11" x 14`2"</b>

Room	Level	Dimensions
<b>Den</b>	<b>Main</b>	<b>13`5" x 10`8"</b>
<b>Dining Room</b>	<b>Main</b>	<b>16`3" x 12`0"</b>
<b>Kitchen</b>	<b>Main</b>	<b>12`2" x 13`7"</b>
<b>3pc Bathroom</b>	<b>Upper</b>	<b>9`1" x 11`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>12`10" x 11`5"</b>
<b>Family Room</b>	<b>Upper</b>	<b>16`5" x 11`10"</b>

Office  
Walk-In Closet  
Exercise Room  
Game Room  
Furnace/Utility Room

Upper  
Upper  
Lower  
Lower  
Lower

10`8" x 13`7"  
5`5" x 8`3"  
12`7" x 10`11"  
38`8" x 13`1"  
10`8" x 10`3"

Bedroom - Primary  
Walk-In Closet  
Laundry  
Storage

Upper  
Upper  
Lower  
Lower

18`8" x 23`3"  
5`1" x 14`2"  
24`2" x 10`4"  
10`2" x 11`3"

Legal/Tax/Financial

Condo Fee:  
**\$743**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-CG d14**

Legal Desc: **8010872**

Remarks

Pub Rmks:

**Nestled within an exclusive, gated, age-restricted (18+) condo complex, this exquisite 2-story townhouse offers a blend of luxury and sophistication in one of the most sought-after locations, just steps from the serene South Glenmore Park. From the moment you enter, you are greeted by impeccable finishes and detailing that elevate this home to a class of its own. The main floor welcomes you with a sunken den, where a cozy wood-burning fireplace creates a warm and inviting ambiance, perfectly complementing the view of the charming, private front patio. This space flows effortlessly into the formal living room, making it ideal for intimate gatherings and elegant entertaining. Adjacent to the living room is a spacious dining area that exudes sophistication. The heart of this home is undoubtedly the gourmet kitchen, a chef's dream equipped with state-of-the-art appliances, including a double oven, gas cooktop and warming drawer, wonderful tools to create culinary masterpieces for 1 much larger parties. The casual dining area is perfect for everyday meals, featuring a second fireplace surrounded by built-in storage, adding both functionality and a touch of charm. Completing the main level is a stylish 2-piece powder room and a practical mud room that leads to the garage, offering additional storage solutions and of course parking for 2 vehicles. Ascend the central staircase to the upper level, where luxury and comfort continue to impress. The palatial primary bedroom suite is a true retreat, featuring a gracious sitting area with its own fireplace, a lavish 6-piece ensuite, and a private balcony. Imagine starting your day with a peaceful coffee, yoga, or painting session, all while enjoying the serene outdoor view. An open area on this floor provides a versatile space perfect for a family room and a home office, with access to a second balcony that overlooks the beautifully landscaped backyard. Two additional bedrooms offer ample space, one of which boasts a massive walk-in closet. The updated 3-piece bathroom and a conveniently located laundry room round out this floor. The developed basement is designed for both fitness and fun. A dedicated gym area accommodates all your exercise equipment, while a massive recreation area is perfect for a games room, TV viewing, or a cozy reading nook. Storage is plentiful, with two dedicated areas, including one with a second laundry hookup. This prime location combines convenience and recreational opportunities. Close proximity to Stoney Trail ensures quick access to anywhere in the city, while being steps away from Glenmore Reservoir opens up miles of walking and bike paths. Additionally, the vibrant Glenmore Landing, with its array of shopping, dining, and services, is just a short 5-minute drive away. Don't miss the chance to own a slice of luxury in this prestigious complex. Combining elegant living with an unbeatable location, this townhouse is ready to welcome you home. Schedule your private viewing today!**

Inclusions:  
Property Listed By:

**Aquarium built into underneath the stairs, fridge & freezer in garage, fireplace screen in second dining room, chest freezer in basement  
Century 21 Bamber Realty LTD.**

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