



THE
A-TEAM

**RE/MAX
FIRST**

132 OAKMOUNT Road, Calgary T2V 4X4

MLS® #: **A2166444** Area: **Oakridge** Listing Date: **09/17/24** List Price: **\$950,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1979**
Lot Information
 Lot Sz Ar: **8,901 sqft**
 Lot Shape:

Finished Floor Area

Abv Sqft: **2,701**
 Low Sqft:
 Ttl Sqft: **2,701**

DOM

2
Layout
 Beds: **3 (3)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **6**
 Garage Sz: **3**

Access:

Lot Feat: **Back Lane,Back Yard,Low Maintenance Landscape,Level,Many Trees,Private,Rectangular Lot,See Remarks**
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Cedar Shake**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Awning(s),Gas Grill,Private Yard**

Construction: **Cedar,Stone**
 Flooring: **Carpet,Hardwood,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Bar,No Animal Home,No Smoking Home,Stone Counters,Storage**
 Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	0`0" x 0`0"
5pc Ensuite bath	Upper	0`0" x 0`0"
Den	Upper	9`11" x 13`3"
Bedroom	Upper	10`0" x 11`0"
Living Room	Main	13`4" x 17`6"
Kitchen With Eating Area	Main	11`0" x 21`7"
Addition	Main	14`3" x 14`11"

Room	Level	Dimensions
4pc Bathroom	Upper	0`0" x 0`0"
3pc Bathroom	Lower	0`0" x 0`0"
Bedroom - Primary	Upper	11`0" x 27`7"
Bedroom	Upper	12`0" x 9`0"
Dining Room	Main	10`10" x 9`5"
Family Room	Main	19`6" x 11`0"
Game Room	Lower	17`5" x 27`9"

Title:
Fee Simple
Legal Desc:

7811049

Zoning:
R-C1

Remarks

Pub Rmks: **Welcome to Oakridge Estates! This expansive home is ideally situated on an oversized 80-foot-wide lot on a tranquil street, featuring a sunny west-facing backyard. It's just a short walk to the pathways and amenities of South Glenmore Park, great schools, shopping, and offers easy access to major roads, and more! Boasting an expansive 8,900 sq ft lot with a triple attached garage, this home offers 2,700 sq ft of above grade living space. The main level showcases stunning Brazilian hardwood and includes a dramatic vaulted front living room, adjoining formal dining room, and spacious rear kitchen with breakfast nook and access to the large deck! Step down to the cozy family room, complete with a gas fireplace and built-in shelving. Additional main floor features include a combination mud room/laundry room, a 2-piece powder room, and convenient access to the triple attached garage. A separate indoor hot tub room, professionally built and enjoyed for years by the owners, completes the main floor. Upstairs, discover three generous bedrooms, including a primary suite with an updated 5-piece ensuite, walk-in closet, and a private retreat with its own fireplace, providing a tranquil spot to unwind. An updated main bathroom and spacious open concept office overlooking the main floor complete the upper level. The basement adds to the living space with a large recreation room which would easily accommodate a 4th bedroom, 3 pc bathroom, and ample storage space. The sunny, west-facing backyard features a large composite deck, patio with electric awning, and plenty of grass for outdoor play, plus additional space for RV or boat parking. This is a rare opportunity - call your favorite Realtor to schedule a viewing!**

Inclusions: **Hot tub, pool table, tv wall mount x2, basement fridge, basement tv, yard swing, awing.**

Property Listed By: **The Home Hunters Real Estate Group Ltd.**

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













