



THE
A-TEAM

**RE/MAX
FIRST**

111 OAKMOUNT Way, Calgary T2V 4Z2

MLS® #: **A2166879**

Area: **Oakridge**

Listing Date: **09/18/24**

List Price: **\$929,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1982**

Lot Information

Lot Sz Ar: **6,652 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane, Treed**
Park Feat: **Double Garage Attached, Parking Pad**

DOM

1
Layout
Beds: **5 (3 2)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Parking

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

Utilities and Features

Roof: **Tile**
Heating: **Forced Air, Natural Gas**
Sewer:
Ext Feat: **Private Yard**

Construction: **Brick**
Flooring: **Carpet, Hardwood, Linoleum**
Water Source:
Fnd/Bsmt: **Perimeter Wall**

Kitchen Appl: **Garage Control(s), Range Hood, Wall/Window Air Conditioner**
Int Feat: **No Animal Home, No Smoking Home**
Utilities:

Room Information

| Room | Level | Dimensions |
|---------------------------------------|-----------------|-----------------------|
| Living/Dining Room Combination | Main | 24`4" x 15`0" |
| Family Room | Main | 19`0" x 12`2" |
| Bedroom | Main | 13`6" x 9`4" |
| Game Room | Basement | 25`1" x 18`8" |
| Bedroom | Basement | 15`2" x 12`10" |
| 3pc Ensuite bath | Main | 10`1" x 5`4" |
| Furnace/Utility Room | Basement | 22`4" x 16`6" |

| Room | Level | Dimensions |
|---------------------------------|-----------------|----------------------|
| Kitchen With Eating Area | Main | 15`4" x 10`4" |
| Bedroom - Primary | Main | 16`7" x 16`2" |
| Bedroom | Main | 13`6" x 9`6" |
| Bedroom | Basement | 16`4" x 11`9" |
| 4pc Bathroom | Main | 10`4" x 9`0" |
| 3pc Bathroom | Basement | 15`2" x 7`10" |
| Cold Room/Cellar | Basement | 15`0" x 7`5" |

Title: **Fee Simple**
Legal Desc: **7911095**

Zoning: **R-C1**

Remarks

Pub Rmks: **Exceedingly well built 1800sq.ft. plus bungalow in premium Estate location . The main living area features include a large family room (masonry fireplace) off the kitchen , hardwood floors ,.spacious master bedroom with in suite bathroom, and 3 bedrooms total . Lower level features include a huge recreation room with second masonry fireplace, two extra bedrooms , ample storage , a 3rd bathroom and step up access to the front attached garage . There is a poured concrete deck off the back of the home. Access and layout would be great for extended family See virtual tour for 360;s and ariel photos Oakridge has numerous walking paths, dog friendly park , easy access, ,its own arena . and a vibrant Community Association.**

Inclusions: **none**
Property Listed By: **CIR Realty**

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













