



THE
A-TEAM

**RE/MAX
FIRST**

11 OAKMOUNT Way, Calgary T2V 4X5

MLS®#: **A2170099** Area: **Oakridge** Listing Date: **10/02/24** List Price: **\$949,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1983**
Lot Information
 Lot Sz Ar: **7,028 sqft**
 Lot Shape:

Finished Floor Area

Abv Sqft: **1,397**
 Low Sqft:
 Ttl Sqft: **1,397**

DOM

16
Layout
 Beds: **4 (3 1)**
 Baths: **3.0 (3 0)**
 Style: **4 Level Split**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Lawn,Landscaped,Many Trees,Private,Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Private Entrance,Private Yard**

Construction: **Brick,Cement Fiber Board,Wood Frame**
 Flooring: **Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Water Softener,Window Coverings**
 Int Feat: **Breakfast Bar,Built-in Features,Ceiling Fan(s),Laminate Counters,Skylight(s),Soaking Tub**
 Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	12`6" x 12`0"
Living Room	Main	12`0" x 10`0"
Family Room	Lower	21`6" x 13`6"
Game Room	Basement	21`6" x 16`0"
Bedroom - Primary	Upper	14`6" x 12`8"
Bedroom	Upper	10`6" x 9`0"
3pc Bathroom	Lower	0`0" x 0`0"

Room	Level	Dimensions
Dining Room	Main	12`0" x 11`6"
Breakfast Nook	Main	12`0" x 7`6"
Laundry	Basement	11`0" x 9`6"
Furnace/Utility Room	Basement	6`0" x 6`0"
Bedroom	Upper	14`6" x 10`6"
Bedroom	Lower	12`0" x 11`6"
4pc Bathroom	Upper	0`0" x 0`0"

3pc Ensuite bath

Upper

0`0" x 0`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

7811049

Zoning:
R-CG

Remarks

Pub Rmks: **Attractively upgraded 3+1 bedroom home steps away from a park in the established community of Oakridge, offering over 2700 sq ft of developed living space! The main level presents new luxury plank flooring, showcasing the living room with cozy feature fireplace, bay window & skylight, which is open to a spacious dining area with ample space to host a family gathering or dinner party. The kitchen is tastefully finished with plenty of counter & storage space, stainless steel appliances & a casual eating area or breakfast nook. The upper level also features new vinyl plank floors & hosts 3 bedrooms & a 4 piece main bath. The primary bedroom includes plenty of closet space & a private 3 piece ensuite. Lower level development boasts vinyl plank flooring & a nicely updated family room with welcoming wood burning fireplace & fourth bedroom with direct access to the 3 piece bath. Basement development comprises of a recreation room & laundry room with tons of storage space. Other notable features include all new luxury vinyl plank flooring & mouldings, stair railings, balusters, upgraded lighting, new interior doors & frames & extensive painting. Outside, enjoy the massive private west back yard with beautiful outdoor living spaces, lovely landscaping & majestic mature trees. This perfect family home is located steps from a soccer field & close to South Glenmore Park, Southland Leisure Centre, Oakridge Community Association, biking/walking trails, schools, shopping, public transit & has easy access to Southland Drive.**

Inclusions:
Property Listed By: **Security system equipment & two sheds.**
RE/MAX Real Estate (Central)

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











