



THE
A-TEAM

**RE/MAX
FIRST**

35 OAKMOUNT Court #5, Calgary T2V 4Y3

MLS® #: **A2184714**

Area: **Oakridge**

Listing Date: **01/07/25**

List Price: **\$649,900**

Status: **Active**

County: **Calgary**

Change: **-\$25k, 21-Jan**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Semi Detached (Half Duplex)**
City/Town: **Calgary**
Year Built: **1979**

Lot Information
Lot Sz Ar:
Lot Shape:

Access:
Lot Feat: **Landscaped, Many Trees, Private**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Concrete**
Heating: **Forced Air**
Sewer:
Ext Feat: **BBQ gas line, Private Yard**

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

Kitchen Appl: **Built-In Oven, Central Air Conditioner, Dishwasher, Disposal, Electric Cooktop, Garage Control(s), Microwave Hood Fan, Refrigerator, Trash Compactor, Washer/Dryer, Water Softener, Window Coverings**

Int Feat: **Built-in Features, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, Skylight(s), Storage, Sump Pump(s), Track Lighting, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar**

Utilities:

DOM

15
Layout
Beds: **3 (2 1)**
Baths: **3.0 (3 0)**
Style: **Bungalow, Side by Side**

Parking

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

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Family Room	Main	16`1" x 11`5"	Living Room	Main	16`2" x 15`2"
Kitchen	Main	11`8" x 9`5"	Nook	Main	11`6" x 7`9"
Den	Main	9`10" x 8`3"	Dining Room	Main	12`0" x 8`0"
Bedroom - Primary	Main	16`2" x 11`2"	Walk-In Closet	Main	8`5" x 5`0"
4pc Ensuite bath	Main	15`1" x 7`10"	Bedroom	Main	12`1" x 9`0"
4pc Bathroom	Main	9`1" x 4`10"	Laundry	Main	5`11" x 5`0"
Family Room	Lower	17`1" x 11`0"	Game Room	Lower	24`5" x 14`1"
Other	Lower	9`9" x 4`1"	Bedroom	Lower	14`6" x 10`1"

Walk-In Closet
Sauna

Lower
Lower

7`11" x 7`9"
7`1" x 5`1"

3pc Bathroom
Storage
Legal/Tax/Financial

Lower
Lower

11`2" x 7`5"
16`4" x 16`2"

Condo Fee:
\$735

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG

Legal Desc: 8010872

Remarks

Pub Rmks: ***** NEW PRICING ***A rare find in an exclusive gated condominium community. One of only 5 Bungalows in this desirable complex in Oakridge Estates .Known as Heritage Bay, this quaint secluded group of 18 high-end Luxury Condominiums are located on the western fringe of the neighborhood , surrounded by South Glenmore Park ,walking paths ,an abundance of mature trees open green spaces and easy transportation routes to shopping , public transit and within minutes to the Rockyview Hospital .The new highway enhances the accessibility all parts of the city and to the mountains. . This lovely bungalow offers over 1850 square feet of luxury living with soaring vaulted ceilings, large windows throughout and skylights make this home bright and inviting .A gourmet kitchen with center island , plenty of counter space. built in cabinetry and drawer space. A cozy eating nook is nestled right next to the open kitchen.The home offers 2 feature gas fireplaces, one in the family room with a marble surround and the other in the sunken living room with elegant floor to ceiling custom stone work .A newly renovated primary suite with a massive 5 piece ensuite , large walk-in shower and a full-sized walk-in closet make this stunning retreat a welcome place to unwind and relax. This lovely home is complimented with a main floor den /office , formal dining room, an additional second bedroom along with a full 4 piece bath and main floor laundry .The fully finished lower level has an additional bedroom (window is not egress) , a lovely 3 piece bath with large sauna , and lower-level pantry /cold room .The open family room can be used as a media room , games room or office .This generous sized lower level has plenty of additional space for storage or a creative mind to work with a clean slate and transform the space to their liking .This well established , tight knit community is perfect for those discerning buyers looking for safety, security and luxury living .**

Inclusions: N/A
Property Listed By: RE/MAX House of Real Estate

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











