



THE
A-TEAM

**RE/MAX
FIRST**

99 OAKMOUNT Court, Calgary T2V5B8

MLS® #: **A2186289**

Area: **Oakridge**

Listing Date: **01/09/25**

List Price: **\$1,300,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1986**
Lot Information
Lot Sz Ar: **12,303 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,644**
Low Sqft:
Ttl Sqft: **2,644**

DOM

1
Layout
Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **Bungalow**

Parking

Ttl Park: **6**
Garage Sz: **2**

Access:

Lot Feat: **Backs on to Park/Green Space,Cul-De-Sac,Many Trees,Pie Shaped Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

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

Construction: **Brick,Other**
Flooring: **Carpet,Ceramic Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Cooktop,Oven-Built-In,Refrigerator,Washer**
Int Feat: **Bidet,High Ceilings,Pantry,Recessed Lighting,Soaking Tub,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	20`11" x 14`1"
Dining Room	Main	20`6" x 14`1"
Bedroom - Primary	Main	24`2" x 15`9"
Bedroom	Main	17`0" x 12`7"
6pc Bathroom	Main	14`11" x 5`6"
Bedroom	Lower	14`3" x 12`0"
4pc Bathroom	Main	8`7" x 5`1"
Den	Lower	22`0" x 14`11"

Room	Level	Dimensions
Kitchen	Main	14`1" x 14`1"
Family Room	Main	17`11" x 14`3"
Bedroom	Main	14`11" x 14`6"
6pc Ensuite bath	Main	15`9" x 8`5"
2pc Bathroom	Main	6`4" x 4`10"
Bedroom	Lower	14`3" x 12`3"
Family Room	Lower	35`6" x 26`10"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

8610705

Zoning:
R-CG

Remarks

Pub Rmks: **A rare opportunity to secure a property of this caliber. A bungalow of this size, on a lot of this size, located at the end of a quite estate cul d sac partially backing onto a greenspace and just steps away from the Glenmore Reservoir offering sailing, kayaking, pathways, parks and so much more. The Weaselhead Flats Natural Environment Park is practically adjacent . Located with good access to Stoney Trail, Glenmore Landing, Heritage Park and Rockyview Hospital. This is a special home in a special area. All 5 bedrooms are very large with space for even more. The home was so well built in 1986 it is still mostly original and ready for your updating or a full floorplan redesign, addition of more windows to take full advantage of the gorgeous trees in and around the property would be a wonderful situation but you can get away with paint, flooring, some exterior upgrades and this home could be passed down from generation to generation as often happens to the rare bungalows in the area.**

Inclusions: **N/A**
Property Listed By: **Real Estate Professionals Inc.**

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









