



THE
A-TEAM

**RE/MAX
FIRST**

35 OAKMOUNT Court #6, Calgary T2V 4Y3

MLS®#: **A2186859**

Area: **Oakridge**

Listing Date: **01/10/25**

List Price: **\$799,999**

Status: **Active**

County: **Calgary**

Change: **None**

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: **Cul-De-Sac,Low Maintenance Landscape,Interior Lot,Treed**
Park Feat: **Double Garage Attached,Driveway,Electric Gate,Front Drive**

Finished Floor Area

Abv Sqft: **2,711**

Low Sqft:

Ttl Sqft: **2,711**

DOM

12

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey,Side by Side**

Parking

Ttl Park: **2**

Garage Sz: **2**

Utilities and Features

Roof: **Concrete**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony,BBQ gas line**

Construction: **Brick,Wood Siding**
Flooring: **Carpet,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Double Oven,Dryer,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,Warming Drawer,Washer,Window Coverings**
Int Feat: **Bidet,Bookcases,Breakfast Bar,Built-in Features,Chandelier,Closet Organizers,Crown Molding,Double Vanity,Granite Counters,Storage,Sump Pump(s),Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`7" x 4`8"
Dining Room	Main	10`8" x 13`5"
Foyer	Main	9`0" x 11`3"
Living Room	Main	13`1" x 10`5"
Storage	Main	6`4" x 2`10"
6pc Ensuite bath	Second	12`4" x 13`1"

Room	Level	Dimensions
Den	Main	18`7" x 12`0"
Family Room	Main	20`6" x 12`0"
Kitchen	Main	12`2" x 13`5"
Mud Room	Main	4`3" x 8`6"
3pc Bathroom	Second	9`1" x 10`11"
Bedroom	Second	16`0" x 14`3"

Bedroom
Bedroom - Primary
Walk-In Closet
Game Room

Second
Second
Second
Basement

12`11" x 11`4"
18`8" x 23`3"
5`4" x 8`3"
38`8" x 13`2"

Bonus Room
Walk-In Closet
Exercise Room
Storage

Legal/Tax/Financial

Second
Second
Basement
Basement

20`3" x 25`7"
5`0" x 14`3"
12`7" x 10`11"
10`1" x 11`3"

Condo Fee:
\$830

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG

Legal Desc: **8010872**

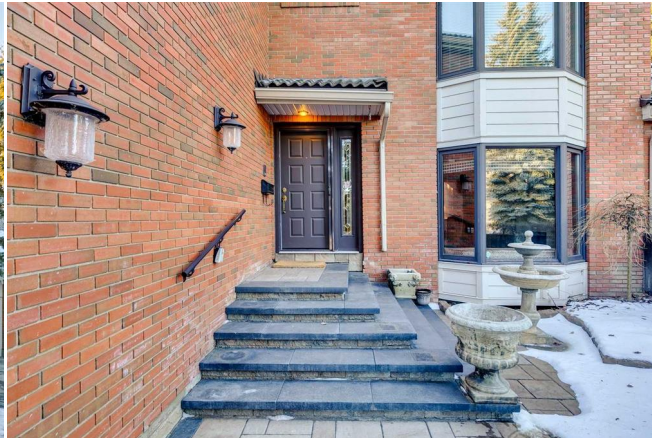
Remarks

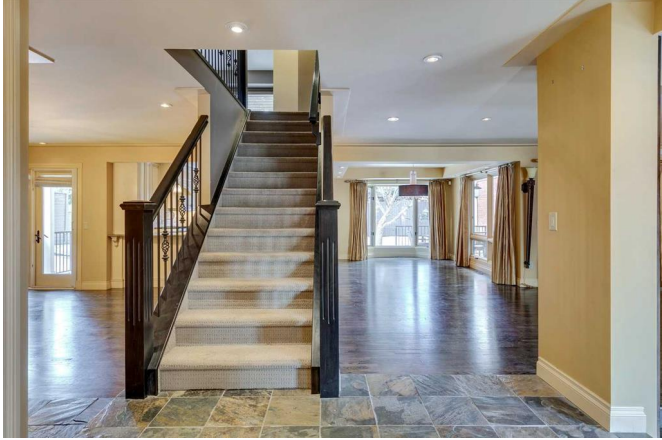
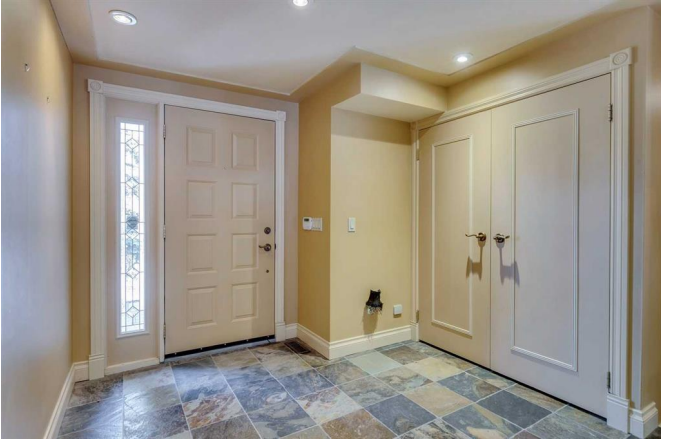
Pub Rmks: **This exquisite two-story townhome in a gated, adult-only (18+) community is situated in a serene location close to South Glenmore Park, the pathway system + the shops of Glenmore Landing. Spacious + beautifully designed, this home features large principal rooms throughout, with a main floor perfect for entertaining. the sunken den with a wood-burning fireplace, a generous living room, and a form dining room capable of hosting a large gathering, create a warm + inviting atmosphere. The dream kitchen showcases French Country charm, professional stainless steel appliances, double ovens, gas stove, warming drawer, ample counter space, cabinetry + storage, plug a cozy area for informal dining. A family room off the kitchen seamlessly ties together this level's functionality + elegance, enhanced by stunning hardwood flooring + detailed millwork throughout. Upstairs, the expansive primary bedroom suite offers a sitting area, fireplace, six-piece spa ensuite + a private balcony, creating a true haven. Two additional spacious bedrooms + a convenient laundry room complete the upper level. The fully developed lower level provides even more versatility with a gym, rec/games room, abundant storage + a secondary laundry hook up. With an ideal layout ready for a new owner's personal touch, this charming home is move-in ready for quick occupancy**

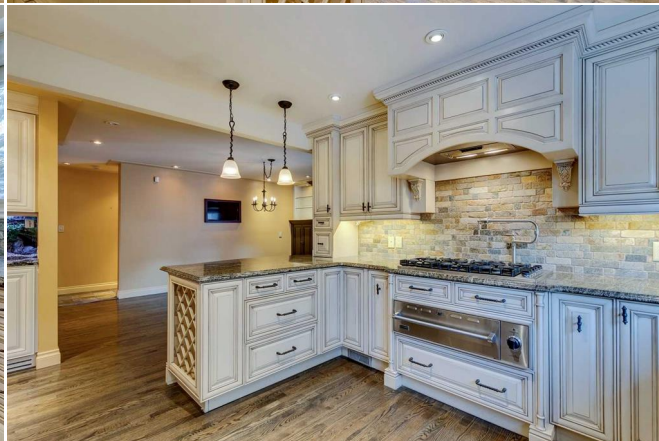
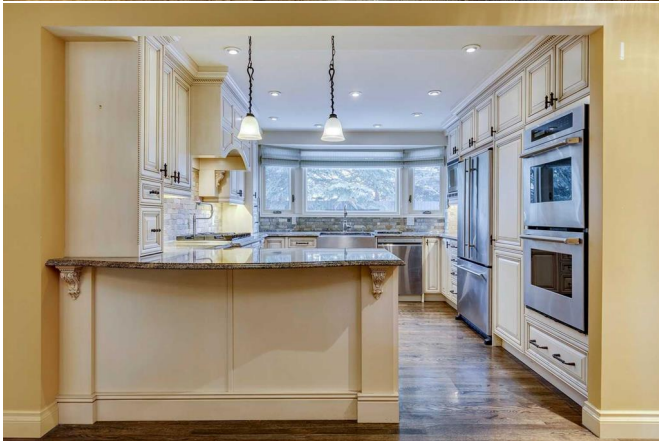
Inclusions:
N/A

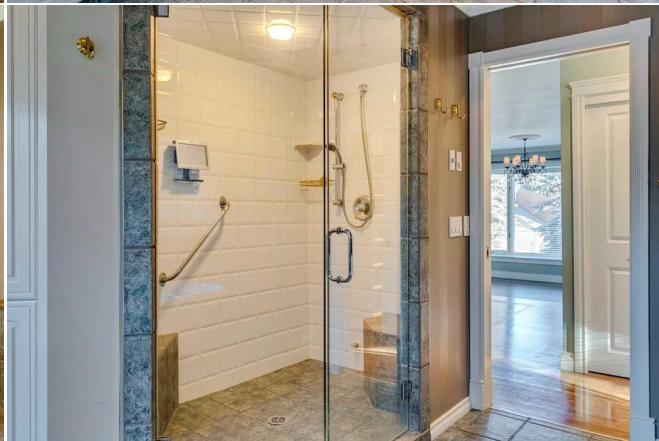
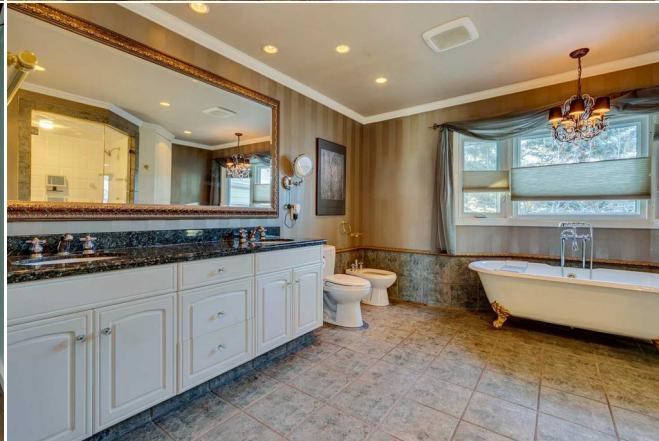
Property Listed By: **Real Estate Professionals Inc.**

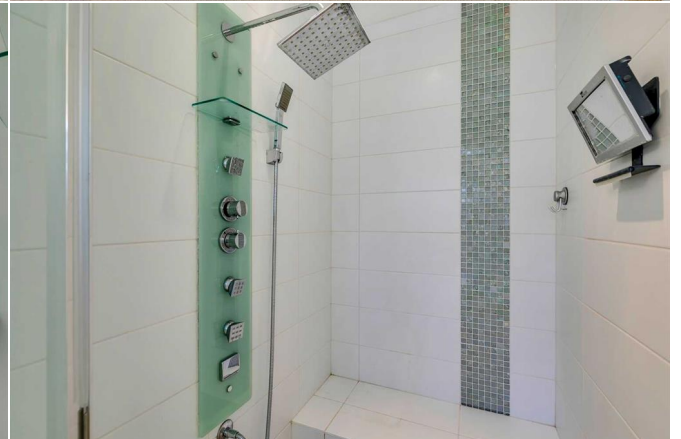
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













6-35 Oakmount Ct SW, Calgary, AB

Main Building, Total Exterior Area Above Grade 2020-04-14/15



Main Floor
Exterior Area 122.23 sq ft

2nd Floor
Exterior Area 160.79 sq ft

Basement (Below Grade)
Exterior Area 126.56 sq ft

While regions are included from total floor area in GUIDE floor plans, All room dimensions and floor areas must be considered approximate and are subject to independent verification.

PREPARED: 2020/11/10
GUIDE