



THE
A-TEAM

**RE/MAX
FIRST**

36 OAKMOUNT Way, Calgary T2V 4Y1

MLS®#: **A2199878**

Area: **Oakridge**

Listing Date: **03/06/25**

List Price: **\$1,149,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1979**

Lot Information

Lot Sz Ar: **7,448 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,122**
Low Sqft:
Ttl Sqft: **2,122**

DOM

3
Layout
Beds: **5 (4 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Landscaped,Pie Shaped Lot,Private**
Park Feat: **Double Garage Attached**

Utilities and Features

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

Construction: **Cement Fiber Board,Stucco,Wood Frame**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Range,Microwave,Oven-Built-In,Refrigerator,Washer,Window Coverings**
Int Feat: **No Smoking Home**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

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

Zoning: **R-CG**

Remarks

Pub Rmks: **Situated in an unbeatable location on a quiet street overlooking a large open park, this spacious 5-bedroom home sits on a large pie-shaped lot and is just a short**

walk from the highly-rated Louis Riel School, Oakridge Community Center, and South Glenmore Park which offers tennis courts, a children's water park, a bike track, extensive pathways and more! This stunning home has been completely rebuilt with a meticulous "to the studs" renovation, featuring all-new electrical, plumbing, HVAC with central AC, insulation, drywall, and more — it's practically brand new! The thoughtfully designed layout boasts bright, spacious rooms filled with natural light thanks to large windows. The kitchen is a chef's dream, outfitted with premium stainless-steel appliances including a gas range, sleek quartz countertops, ample workspace, and an abundance of drawers for convenient storage. Enjoy both formal and casual dining options with a large dining room for hosting gatherings and a breakfast nook for everyday meals, and you'll love the cozy family room complete with a welcoming wood-burning fireplace. A spacious laundry/mudroom offers direct access to the attached garage, adding to the home's functionality. Upstairs, you'll find four generously sized bedrooms including a king-sized primary suite with a walk-in closet and a stylish 5-piece ensuite featuring heated floors, dual sinks, a soaker tub and separate custom shower. An additional full bathroom completes the upper level. The fully finished lower level offers even more living space with a fifth bedroom, another full bathroom, a versatile flex room, a wet bar, and a sunken family room — perfect for a home theatre setup! Step outside to your private, landscaped backyard, complete with mature trees, a large deck, a garden shed, and convenient man-door access to the garage. Don't miss the chance to experience this incredible home — contact your favorite Realtor today to schedule a showing!

Inclusions:

Property Listed By:

Garden shed

The Home Hunters Real Estate Group Ltd.

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











