

\$775,000 - 6, 35 Oakmount Court Sw, Calgary

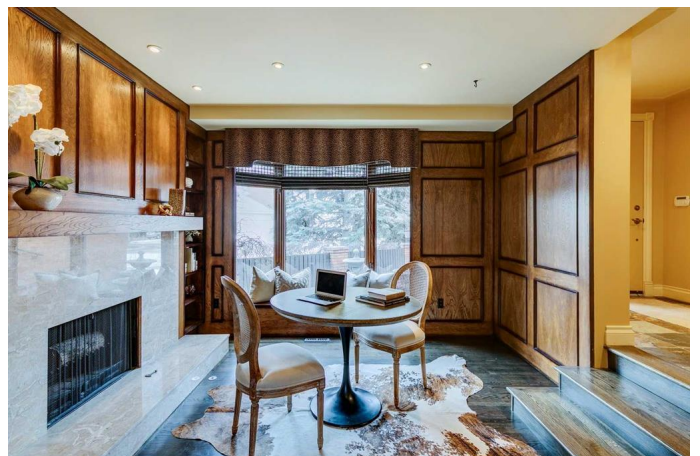
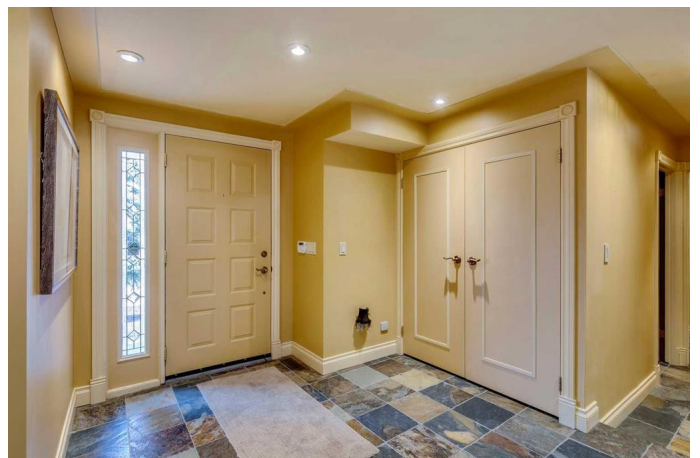
MLS® #A2210079

\$775,000

3 Bedroom, 3.00 Bathroom, 2,829 sqft
Residential on 0.00 Acres

Oakridge, Calgary, Alberta

Fantastic opportunity + great value; this home is for sale at \$285 per sq. ft. That's a bargain!! 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, featuring 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 formal dining room capable of hosting a large gatherings. The dream kitchen showcases French Country charm, professional stainless steel appliances, double ovens, gas stove, warming drawer, ample counter space, cabinetry + storage, plus a cozy area for informal dining. Directly off the kitchen is a comfortable family room. This expansive main floor flows very well + is enhanced by stunning hardwood flooring, detailed millwork + lots of large windows. Upstairs, the spacious primary bedroom suite offers a sitting area, fireplace, six-piece spa ensuite + a private balcony. Two additional spacious bedrooms + a convenient laundry room complete the upper level. The fully developed lower level offers a gym, rec/games room, abundant storage + a secondary laundry hook up. The private sunny backyard of this property is amazing with two patios, mature trees + lawn. Ideally located just across from the Weaslehead + Glenmore Reservoir + close to Rockyview Hospital +



shopping. With an ideal layout ready for a new owner's personal touch. This charming home is move-in ready for quick occupancy.

Built in 1979

Essential Information

MLS® #	A2210079
Price	\$775,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,829
Acres	0.00
Year Built	1979
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	6, 35 Oakmount Court Sw
Subdivision	Oakridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 4Y3

Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached, Driveway, Electric Gate, Front Drive
# of Garages	2

Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Granite Counters, Storage, Walk-In Closet(s), Bidet, Crown Molding, Sump Pump(s)
-------------------	---

Appliances	Dishwasher, Double Oven, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Warming Drawer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Mantle, Master Bedroom, Wood Burning, Den, Gas Log, Gas Starter, Kitchen, Marble
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Cul-De-Sac, Low Maintenance Landscape, Interior Lot, Treed
Roof	Concrete
Construction	Brick, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 9th, 2025
Days on Market	9
Zoning	M-CG

Listing Details

Listing Office	Real Estate Professionals Inc.
----------------	--------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.