



**80 Oakmount Way SW
Calgary, Alberta**

MLS # A2284151

\$1,125,000



Division:	Oakridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,884 sq.ft.	Age:	1981 (45 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.25 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Low Maintenance Landscape, Pie Shaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Clay Tile	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Cedar, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Ceiling Fan(s), Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Sauna, Skylight(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		
Inclusions:	N/A		

Welcome to this lovingly maintained Oakridge home where timeless character, thoughtful updates, and exceptional indoor and outdoor living come together on one of the largest pie shaped lots in the community. Step inside to a private foyer that creates a natural transition from outdoors to in and provides a comfortable space for family and guests to settle in. This entrance still showcases the home's original front door, setting the tone for the warmth and charm found throughout. Beyond the second entry, the home opens into a bright and airy living space featuring soaring ceilings and abundant natural light. The spacious living room offers a cozy gas fireplace with a beautiful brick surround and a large bay window that fills the room with sunshine, while the tiered upper living area creates excellent flow for both daily living and entertaining. The kitchen is truly the heart of the home and designed for gathering. It features a massive island, granite countertops, generous cabinetry, and an additional wet bar, making it perfect for hosting family dinners, holiday celebrations, or casual evenings with friends. The stainless steel appliance package includes a Wolf range, brand new dual ovens, a one year old refrigerator, dishwasher, and built in microwave. A reverse osmosis tap that feeds the refrigerator provides added convenience and water quality. Sliding patio doors lead to the expansive back deck, creating an ideal space for morning coffee, summer barbecues, and seamless indoor outdoor entertaining. The primary retreat offers a peaceful escape with sliding glass door access to the deck. The spa inspired ensuite features a 40 gallon soaking tub, separate shower, double vanity, and private water closet. Two additional bedrooms, a 3 piece guest bathroom, and a laundry room with Miele washer and dryer complete the main level, along with direct access to the double

attached garage. The fully developed basement expands the living space with two additional bedrooms, a comfortable TV and family room, office or flex area, cold storage, and a dedicated work or craft space. A 3 piece bathroom with a functional dry sauna creates a relaxing retreat. Dual furnaces provide independent comfort for each level. Outside, the mature landscaping includes pear, cherry, and apple trees, along with a pergola, greenhouse, and expansive yard offering exceptional gardening and entertaining opportunities. Additional upgrades include a new front bay window installed in 2016, all remaining windows replaced in 2017, and a fully functional vintage radio intercom system. Located minutes from South Glenmore Park, shopping, restaurants, numerous amenities, and offering easy access to the South Ring Road via 90th Avenue, this home delivers comfort, character, and an outstanding Oakridge lifestyle.