



**6, 35 Oakmount Court SW
Calgary, Alberta**

MLS # A2210079



\$775,000

Division:	Oakridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,829 sq.ft.	Age:	1979 (46 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Electric Gate, Front Drive		
Lot Size:	-		
Lot Feat:	Cul-De-Sac, Interior Lot, Low Maintenance Landscape, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Concrete	Condo Fee:	\$ 830
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Wood Siding	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-

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

Inclusions: N/A

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.