

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

MLS® #A2186859

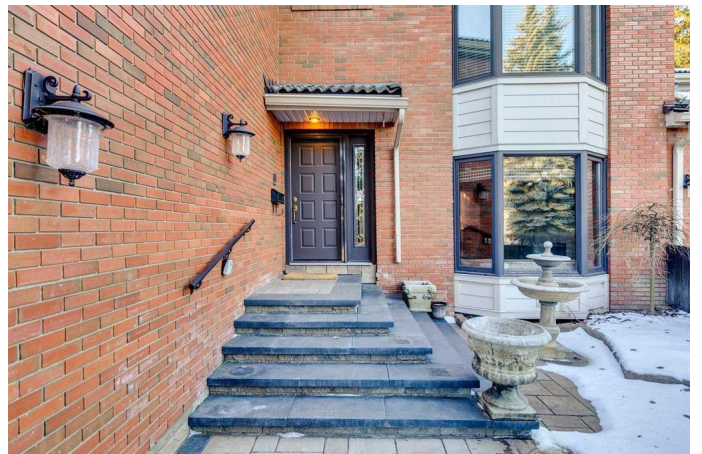
**\$775,000**

3 Bedroom, 3.00 Bathroom, 2,712 sqft  
Residential on 0.00 Acres

Oakridge, Calgary, Alberta

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 formal 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, plus 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

Built in 1979



## Essential Information

MLS® #	A2186859
Price	\$775,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,712
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, Front Drive, Driveway, Electric Gate
# of Garages	2

## Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Storage, Sump Pump(s), Walk-In Closet(s), Bidet, Chandelier, Crown Molding
Appliances	Dishwasher, Double Oven, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Warming Drawer, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	3
Fireplaces	Master Bedroom, Wood Burning, Den, Gas Log, Gas Starter, Kitchen, Mantle, Marble
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

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

### **Additional Information**

Date Listed	January 10th, 2025
Days on Market	61
Zoning	M-CG

### **Listing Details**

Listing Office	Real Estate Professionals Inc.
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