

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

**MLS # A2210079**



**\$749,900**

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

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

**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 \$265 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.