

\$760,000 - 9, 35 Oakmount Court Sw, Calgary

MLS® #A2073387

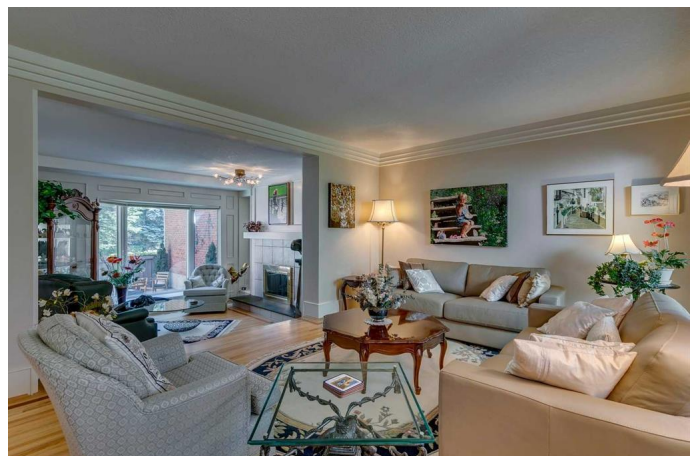
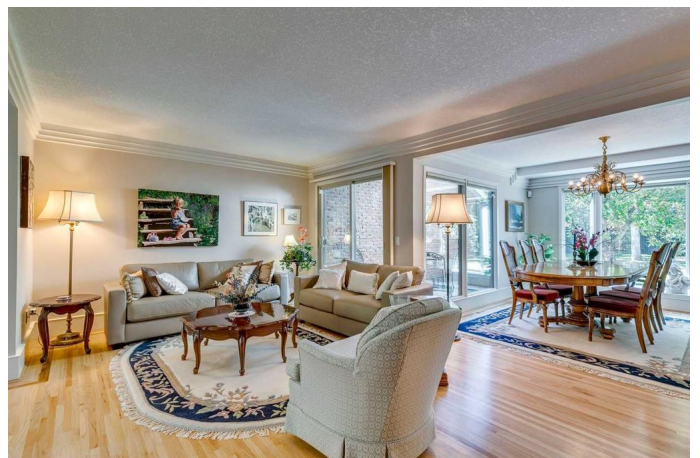
\$760,000

3 Bedroom, 4.00 Bathroom, 2,718 sqft

Residential on 0.00 Acres

Oakridge, Calgary, Alberta

Experience luxurious living in the prestigious Heritage Bay gated community, nestled within the secure 18+ community near Glenmore Park. Enjoy unparalleled access to tranquil walking and biking paths along the reservoir and easy proximity to Stoney Trail. This meticulously renovated semi-detached home exudes perfection. Upon entering, a private flagstone-adorned courtyard welcomes you, setting the tone for elegance. The front entrance features a new door, enhancing the foyer's ambiance. Upgrades abound, including hardwood flooring, plush carpeting, and new light fixtures throughout. Upgraded living spaces feature new light fixtures, triple-pane windows, and sliding glass doors with Hunter Douglas blinds for energy efficiency and aesthetics. The home boasts three fireplaces, each with newly crafted hearths for warmth and elegance. The formal living room impresses with a vaulted ceiling and a cozy fireplace. Adjacent, a formal dining area extends seamlessly to an outdoor patio through sliding glass doors. A wet bar enhances the entertainment potential. The custom kitchen, adorned with pot lights, showcases rich cherry cabinetry, stainless steel appliances, and granite countertops. Soft-close drawers, sliding-out shelves, and wine storage contribute to functionality. An inviting dining area with a fireplace connects to another patio. The main floor includes a laundry room and a powder room. Upstairs, the master retreat offers luxury with a walk-in



closet, sitting area, fireplace, and private deck. The ensuite features a jetted tub, walk-in shower, granite vanity with double sinks, heated floors, and a sauna. Two spacious bedrooms, a renovated bathroom, and an office den. The upper level also features a family room with a wet bar for relaxation. The basement boasts a workout and craft area, a games room, secluded TV space, a 3-piece bathroom, and ample storage. The advanced Basement Systems waterproofing and sump pumps ensure a dry space. The heated double garage with overhead storage meets organizational needs. Meticulously landscaped surroundings feature two patios and a crab apple tree, offering five outdoor options. This unique home combines condo living allure with high-end home privileges. Elevate your lifestyle with one of Heritage Bay's largest units.

Built in 1979

Essential Information

MLS® #	A2073387
Price	\$760,000
Sold Price	\$740,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,718
Acres	0.00
Year Built	1979
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	9, 35 Oakmount Court Sw
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Subdivision	Oakridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V4Y3

Amenities

Amenities	Snow Removal
Parking Spaces	4
Parking	Double Garage Attached, Heated Garage, Insulated

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, French Door, Granite Counters, Jetted Tub, Open Floorplan, Sauna, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Freezer, Garage Control(s), Garburator, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas, Mantle, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Courtyard, Private Yard
Lot Description	Back Yard, No Neighbours Behind, Landscaped, Street Lighting, Rectangular Lot
Roof	Clay Tile
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 17th, 2023
Date Sold	November 9th, 2023
Days on Market	83
Zoning	M-CG d14
HOA Fees	0.00

Listing Details

Listing Office RE/MAX REAL ESTATE (CENTRAL)

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