

\$595,000 - 13, 35 Oakmount Court Sw, Calgary

MLS® #A2140638

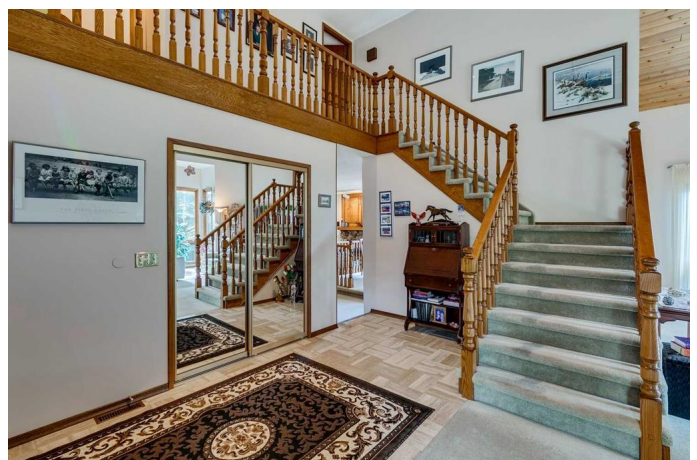
\$595,000

3 Bedroom, 3.00 Bathroom, 2,449 sqft

Residential on 0.00 Acres

Oakridge, Calgary, Alberta

Welcome to Heritage Bay, a boutique gated community steps from South Glenmore park and the paths around the reservoir. We are pleased to present to you this exceptional 3-bedroom, 2.5-bathroom townhome, a hidden gem, located within a secure, gated, 18+ boutique complex of only 18 units. Offering 2300 square feet of pristine living space, plus an additional 392 square feet of developed basement, this home imparts ample room for customization and updates to suit your style and aesthetic. The main floor provides a gracious space for entertaining guests and creating lasting memories with loved ones. 18 foot vaulted ceilings in the living and dining room allow for an abundance of light to shine through, and this open space permits for a myriad of choices when it comes to furnishing. The open concept kitchen, breakfast nook and family room with fireplace and wet bar is a great space for daily living. Large windows throughout flood the home with natural light, enhancing the bright and welcoming ambiance. Upstairs, the spacious primary bedroom features a cozy gas fireplace with ample room for a sitting area and the ensuite has a stand alone soaker tub, walk-in shower plus a dual vanity countertop and sauna. The 2 other large bedrooms have large closets and built-ins reducing the need for extra furniture in the space. Plenty of low to no maintenance outdoor space to sit and relax, the South facing front patio area is tucked behind a little privacy fence offering a sunny retreat and the



back deck is great for morning coffee and watching the world go by. This home includes a large attached double garage, providing ample parking and storage space. Main floor mudroom with storage and laundry adds convenience to your daily routine. The basement is partially developed with a recreation/home office area, leaving over 700 sqft for storage or development for additional living space. Located close to South Glenmore Park, you will have easy access to walking and bike trails around the reservoir and the bike pump track. With easy access to Stoney Trail nearby and the shops, dining, and services at Glenmore Landing just minutes away, convenience is at your doorstep. Don't miss the opportunity to own this unique property in a desirable location, perfect for those looking to create their dream home.

Built in 1979

Essential Information

MLS® #	A2140638
Price	\$595,000
Sold Price	\$595,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,449
Acres	0.00
Year Built	1979
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	13, 35 Oakmount Court Sw
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Subdivision	Oakridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 4Y3

Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front, Off Street

Interior

Interior Features	Bar, Double Vanity, Laminate Counters, Sauna, Storage, Vaulted Ceiling(s), Wood Windows
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Range Hood, Refrigerator, Trash Compactor, Washer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Gas Starter, Glass Doors, Master Bedroom, Stone, Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Balcony, Lighting
Lot Description	Cul-De-Sac, Lawn, No Neighbours Behind, Many Trees, Underground Sprinklers
Roof	Concrete
Construction	Stone, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 12th, 2024
Date Sold	July 10th, 2024
Days on Market	28
Zoning	M-CG d14

HOA Fees 0.00

Listing Details

Listing Office Century 21 Bamber Realty LTD.

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