



## 64 Oakmount Way Calgary Alberta

\$899,900

Welcome to Oakmount Estates, where Privacy, Comfort, and Accessibility converge at your new home, nestled on a superbly QUIET STREET. Situated on this LARGE ESTATE LOT at 60ft x 110ft, diagonally across a large green space, CORNER LOT siding onto alley, and level land that is ready for your creative landscaping ideas. Perhaps for your family you may want to keep it as an ideal outdoor living space for children/pets to run around and play in. Location is everything at this home! If you are looking for unmatched access to nature/active lifestyle: GLENMORE RESERVOIR (10 min walk), Glenmore Park tennis courts, playground, WALKING/BIKING PATHS (5 mins), OFF-LEASH DOG PARK (3 min walk) or a quick day trip to CANMORE and the majestic Three Sister mountains (1 hr) is right within grasp. Day to day conveniences help you to save time in your busy family life. Imagine getting your young children ready and preparing in your updated kitchen with FULL HEIGHT CABINETRY, QUARTZ COUNTERS, and STAINLESS STEEL APPLIANCES. Soon you'll need to "herd the sheep" and bring them to school, fortunately the drop-off is simple and convenient with K-9 school only 3 mins away. When your children reach high school, you could potentially have them walk to the bus stop (5 mins) or drop them off (9 mins) and you're glad that you've done everything you can to provide the best opportunities for education with an excellent IB PROGRAM there. Today you're working from home from the upstairs flex space, and you admire the openness of the front living room with soaring VAULTED CEILINGS and large SOUTH FACING WINDOWS to let in natural light that helps keep you productive throughout the day. On the days you need to go to your Downtown office, commuting is made easy at 20 mins or 10 mins to Southland LRT station. It might be a full day, so you're thinking maybe picking up dinner from the many restaurants 2-5...

Living room 14.33 Ft x 15.08 Ft  
Breakfast 11.92 Ft x 12.67 Ft  
Dining room 10.92 Ft x 10.50 Ft  
Kitchen 10.08 Ft x 8.92 Ft  
Family room 15.08 Ft x 12.42 Ft

Primary Bedroom 16.17 Ft x 10.50 Ft  
4pc Bathroom 13.92 Ft x 11.17 Ft  
Bedroom 12.00 Ft x 9.08 Ft  
Bedroom 10.25 Ft x 10.42 Ft  
4pc Bathroom 4.92 Ft x 10.50 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
Real Broker

<http://www.liveinnercity.com/>



CIR

REALTY

149 West Lakeview Point , Calgary, AB,

Phone: 403-585-5270  
cawarawa@shaw.ca

2pc Bathroom 4.25 Ft x 5.50 Ft  
Laundry room 8.50 Ft x 12.25 Ft

Den 12.42 Ft x 9.92 Ft