



## 35 Oakmount Court Calgary Alberta

\$799,999

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 (id:6769)

3pc Bathroom 9.08 Ft x 10.92 Ft  
6pc Bathroom 12.33 Ft x 13.08 Ft  
Bedroom 16.00 Ft x 14.25 Ft  
Bedroom 12.92 Ft x 11.33 Ft  
Bonus Room 20.25 Ft x 25.58 Ft  
Primary Bedroom 18.67 Ft x 23.25 Ft  
Other 5.00 Ft x 14.25 Ft  
Other 5.33 Ft x 8.25 Ft  
Exercise room 12.58 Ft x 10.92 Ft  
Recreational, Games room 38.67 Ft x 13.17 Ft

Storage 10.08 Ft x 11.25 Ft  
2pc Bathroom 5.58 Ft x 4.67 Ft  
Den 18.58 Ft x 12.00 Ft  
Dining room 10.67 Ft x 13.42 Ft  
Family room 20.50 Ft x 12.00 Ft  
Foyer 9.00 Ft x 11.25 Ft  
Kitchen 12.17 Ft x 13.42 Ft  
Living room 13.08 Ft x 10.42 Ft  
Other 4.25 Ft x 8.50 Ft

Listing Presented By:



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