



# 35 Oakmount Court Calgary Alberta

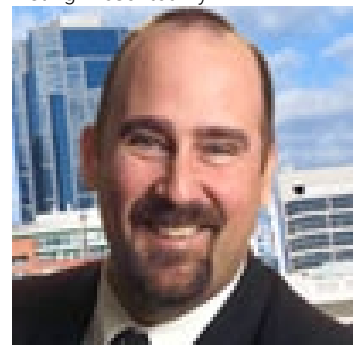
\$799,999

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:



Originally Listed by:  
Real Estate Professionals Inc.

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

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca