

**40 Oakmount Way SW
Calgary, Alberta**

MLS # A2243583



\$1,325,000

Division:	Oakridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,901 sq.ft.	Age:	1979 (46 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.25 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Pie Shaped Lot,		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, Granite Counters, Kitchen Island, See Remarks, Soaking Tub, Storage		

Inclusions: Central Vacuum + Attachments & Underground Sprinklers "AS IS", Solar Panels, Storage Shed (2), Refrigerator and Freezer in Basement

Oakridge - 40 Oakmount Way SW: Welcome to this extensively renovated estate home offering over 3,800 sq ft of beautifully developed living space. With 4 bedrooms, 3.5 bathrooms, and an attached double garage, this home is ideally situated across from a peaceful green space on a desirable, huge, 0.25-acre pie lot (10,751 sq ft) in Oakridge Estates. The main floor features a spacious front entry leading to a sunken living room with a cozy wood-burning fireplace, as well as a spacious dining room with sliding doors that open to the private backyard. The renovated chef's kitchen is equipped with stainless steel appliances, including a Viking gas range, granite countertops, a large central island with prep sink, ample storage, and seating, along with a bright breakfast nook. A warm family room with a white brick surround, a gas fireplace, and backyard access, a 2-piece powder room, and a mudroom with a built-in bench and closet complete the main level. Upstairs, the expansive primary retreat offers a seating area, a wood-burning fireplace, two separate closets, and sliding doors to a second-story balcony. There is also a luxurious 5-piece ensuite with dual sinks, a walk-in shower, and a soaking tub. This floor also includes two additional bedrooms, a flex room that can serve as a bedroom or office with sliding doors to an additional second-story balcony, a bonus room overlooking the greenspace, a 5-piece main bathroom, and convenient upper-floor laundry. The fully developed lower level includes a bedroom, a spacious rec room, a 3-piece bathroom, and plenty of storage space. Enjoy your private backyard oasis with a large deck and gazebo, RV parking, a newly built greenhouse, and mature trees offering privacy and shade. This move-in-ready home also features solar panels for energy efficiency and shows true pride of ownership throughout. Located in the

vibrant community of Oakridge, close to parks, playgrounds, tennis courts, top-rated schools, the Glenmore Reservoir, and Southland Leisure Centre, with easy access to Stoney Trail. Don't miss your chance to view this exceptional home - call today for more information!