

**55 Oakmount Court SW**  
**Calgary, Alberta**

**MLS # A2297656**



**\$975,000**

<b>Division:</b>	Oakridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey Split		
<b>Size:</b>	2,477 sq.ft.	<b>Age:</b>	1988 (38 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Landscaped, No Neighbours Behind, Private, Treed		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Cedar Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, Double Vanity, High Ceilings, No Smoking Home, Soaking Tub, Sump Pump(s), Walk-In Closet(s)		

**Inclusions:** Lower level refrigerator, lower level freezer, all lighting fixtures, all window coverings.

Welcome to this beautifully maintained two-storey split in Oakridge. Tucked away on a quiet cul-de-sac in Oakmount Estates, this meticulously maintained executive home is surrounded by mature trees and offers outstanding curb appeal. The home boasts an exceptional floor plan with bright, sun-filled living spaces, vaulted ceilings, and plenty of room for a growing family. The main floor highlights a welcoming living room and a spacious family room with a brick fireplace and custom wood built-ins. A formal dining room is positioned between the living room and kitchen which is ideal for those who enjoy entertaining. A functional u-shaped kitchen includes expansive countertops, plenty of oak cabinetry, an eat-in area and direct access to the rear yard - perfect for summer BBQ's. Upstairs, you'll discover a fabulous primary retreat that includes ample room for your king-size furniture plus a huge walk-in closet and ensuite. Completing the upper level are 2 large secondary bedrooms and a 4 piece family bath. The lower level is fully developed and highlights extra high ceilings, a spacious family room, 4th bedroom, plenty of storage, plus a cold room. One of the most unique features of this property is the rare combination of green space both in front and behind—children will spend countless hours playing in the cul-de-sac's park, while the private fenced backyard offers easy access and views of South Glenmore Park. You will love being within walking distance to schools, parks, and amenities, including top-rated Louis Riel School, renowned for its Science and GATE programs. And just steps away is South Glenmore Park where you will find incredible year-round amenities including a bike pump track, playgrounds, splash park, cross-country skiing, Glenmore Sailing Club, and scenic walking and biking paths along the Glenmore

Reservoir. Shopping, dining, the Rockyview Hospital, Heritage Park, and major roadways including Stoney Trail, Glenmore Trail, and 14th Street are all easily accessible from this terrific location. With its mature tree-lined streets, beautiful surroundings, and established community feel, this is a rare opportunity to own a home in one of Calgary's most desirable, family-friendly neighbourhoods.