

# \$1,300,000 - 9124 Oakmount Drive Sw, Calgary

MLS® #A2207415

**\$1,300,000**

4 Bedroom, 3.00 Bathroom, 2,101 sqft

Residential on 0.17 Acres

Oakridge, Calgary, Alberta

Welcome to this meticulously renovated bungalow located in the desirable Oakridge Estates of Calgary. This is a home designed for those who appreciate modern open concept living, and a location that offers the best of Calgary. MOVE-IN READY and perfect for entertaining—this one won't last long! Upon entering, you'll immediately notice the main floor renovation, fresh paint, new hardware, DREAM KITCHEN and new carpet that elevate the space. The kitchen is a Modern Masterpiece—designed with the finest materials, featuring sleek stainless-steel appliances, an abundance of storage, and an oversized island that will inspire any chef. From there, walk out to the beautifully updated patio, ideal for relaxed mornings or intimate gatherings. The main floor boasts 3 bedrooms, and 2 full baths including a spacious renovated primary bedroom with its own ensuite, plus a walk-in closet. There are plenty of rooms for your family and guests. The fully developed basement features 1 generous bedroom, 1 full bathroom, and two developed recreational areas that provide endless possibilities. The charming basement is family friendly, with brick pillars and a medium-sized bar area—a nod to the previous owner's masonry expertise. The landscaped backyard provides both privacy and ease of maintenance, while the front yard is a SHOWSTOPPER, offering incredible curb appeal that sets this home apart. Additional features include a concrete tile roof, brick



exterior, newer windows, RV parking, central air conditioning, skylights galore throughout, and 4 fireplaces (3 inside and one outside) that provide both comfort and elegance. The attached heated, insulated garage adds a touch of practicality, making this home perfect for all seasons. Located in one of Calgary's most sought-after neighbourhoods, this Oakridge Estates bungalow is a fantastic opportunity for the discerning buyer. Oakridge is home to the Louis Riel School which offers the South Calgary Gifted and Talented program (GATE) and the SW Science Alternative Program. The addition of Stoney Trail (Calgary's Ring Road) is accessible at 90 Ave SW, making commuting to almost anywhere seamless, allowing for quicker access to work and shopping. The Oakridge Community Centre and the Louis Riel School are a 3 minute drive away. Enjoy recreational areas such as South Glenmore Park, Heritage Park, the shops at Glenmore Landing and don't forget the Rockyview Hospital; this location can't be beat. Your journey continues here.

Built in 1980

### Essential Information

MLS® #	A2207415
Price	\$1,300,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,101
Acres	0.17
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	9124 Oakmount Drive Sw
Subdivision	Oakridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 4X7

## Amenities

Utilities	Cable Available, Electricity Available, Garbage Collection, Fiber Optics Available, Natural Gas Available, Phone Not Available, Satellite Internet Available, Sewer Available, Water Available
Parking Spaces	10
Parking	Double Garage Attached, Heated Garage, Oversized, RV Access/Parking
# of Garages	2

## Interior

Interior Features	Bar, Ceiling Fan(s), Central Vacuum, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Skylight(s), Sump Pump(s), Vinyl Windows, Wired for Sound, Low Flow Plumbing Fixtures
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Humidifier, Induction Cooktop, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings, Convection Oven
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	4
Fireplaces	Basement, Electric, Family Room, Living Room, Wood Burning, Outside
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Built-in Barbecue, Other, Private Yard, Storage
Lot Description	Back Lane, Back Yard, City Lot, Corner Lot, Front Yard, Low Maintenance Landscape, Street Lighting, Close to Clubhouse, Underground Sprinklers
Roof	Concrete
Construction	Brick, Wood Frame

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  April 10th, 2025

Days on Market            9

Zoning                        R-CG

### **Listing Details**

Listing Office                Coldwell Banker Mountain Central

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