

# \$1,199,900 - 123 Oakmount Way Sw, Calgary

MLS® #A2227431

**\$1,199,900**

7 Bedroom, 4.00 Bathroom, 2,506 sqft

Residential on 0.15 Acres

Oakridge, Calgary, Alberta

Welcome to this wonderful Family Home Nestled in the mature and sought-after neighbourhood of Oakridge. This spacious home offers approximately 3,800 sq ft of thoughtfully designed living space. With numerous bedrooms, 3.5 bathrooms, and a layout tailored for both family living and entertaining, this home has been upgraded over the years with quality finishes and smart functionality—perfect for today’s busy family lifestyle. Step inside to a warm and inviting living room with newer hardwood flooring, ideal for gatherings and celebrations. The heart of the home is the fully modernized kitchen, updated in 2024 with Wi-Fi connected stainless steel appliances (including a gas range with built-in non-stick grill), sleek quartz countertops, custom cabinetry, and stylish fixtures. The kitchen flows effortlessly into the adjoining dining and sitting areas, creating a perfect space for hosting. A cozy family room with a wood-burning fireplace and gas lighter sets the tone for relaxed evenings. This level also features a convenient main floor laundry room, a versatile bedroom or home office, and a stylish 2-piece powder room for guests. Upstairs, the spacious primary suite includes a peaceful sitting area and access to a charming Romeo & Juliet balcony in overlooking the main living room area. The 4-piece ensuite features a soaker tub and separate shower for a spa-like experience. Two additional bedrooms share a



thoughtfully designed Jack & Jill 4-piece bathroom, adding both function and privacy for family members. The lower level is designed for flexibility and fun, offering a massive family room perfect for movie nights, a wine closet for enthusiasts, additional bedrooms and flex rooms for hobbies or guests, and a utility room with a wash sink. Notably, the home is equipped with three newer gas furnaces (all replaced within the last

five years), ensuring energy-efficient heating year-round. Outside, enjoy a private backyard oasis with mature landscaping and trees providing natural beauty and privacy. The front of the home welcomes you with an inviting entryway and a charming patio with a pergola style cover. Additional features include concrete shingles (~15 years old) with a 50-year manufacturer’s warranty, new windows throughout most of the home (2024), ample driveway and street parking, and a location just minutes from top schools, parks, transit, and the Glenmore Reservoir. This exceptional home blends comfort, style, and functionality in one of Calgary’s most beloved communities.

Built in 1980

**Essential Information**

MLS® #	A2227431
Price	\$1,199,900
Bedrooms	7
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,506
Acres	0.15
Year Built	1980
Type	Residential

Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	123 Oakmount Way Sw
Subdivision	Oakridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 4Z2

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Central Vacuum, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Stone Counters, Sauna
Appliances	Dishwasher, Dryer, Electric Oven, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Wood Burning
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Balcony
Lot Description	Level
Roof	Concrete
Construction	Brick, Wood Frame, Cedar
Foundation	Poured Concrete

### Additional Information

Date Listed	June 27th, 2025
Days on Market	7
Zoning	R-CG

### **Listing Details**

Listing Office	CIR Realty
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