

\$1,325,000 - 40 Oakmount Way Sw, Calgary

MLS® #A2243583

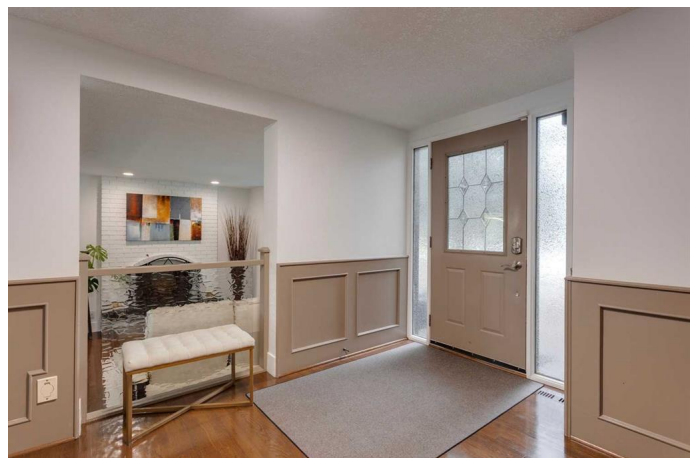
\$1,325,000

4 Bedroom, 4.00 Bathroom, 2,901 sqft

Residential on 0.25 Acres

Oakridge, Calgary, Alberta

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!

Built in 1979

Essential Information

MLS® #	A2243583
Price	\$1,325,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,901
Acres	0.25
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	40 Oakmount Way Sw
Subdivision	Oakridge
City	Calgary
County	Calgary
Province	Alberta

Postal Code T2V 4Y1

Amenities

Parking Spaces 4
Parking Double Garage Attached
of Garages 2

Interior

Interior Features Built-in Features, Double Vanity, Granite Counters, Kitchen Island, See Remarks, Soaking Tub, Storage
Appliances Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings
Heating Forced Air
Cooling None
Fireplace Yes
of Fireplaces 3
Fireplaces Gas, Wood Burning
Has Basement Yes
Basement Finished, Full

Exterior

Exterior Features Private Yard
Lot Description Back Lane, Back Yard, Front Yard, Landscaped, See Remarks, Interior Lot, Pie Shaped Lot
Roof Cedar Shake
Construction Stone, Stucco, Wood Frame, Wood Siding
Foundation Poured Concrete

Additional Information

Date Listed August 6th, 2025
Days on Market 1
Zoning R-CG

Listing Details

Listing Office CIR Realty

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