



72 Mt Apex Green SE
Calgary, Alberta

MLS # A2302021



\$579,900

Division:	McKenzie Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,351 sq.ft.	Age:	1996 (30 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Attached, Heated Garage, Insulated		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Private, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Pine Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, See Remarks		

Inclusions: 1 TV Mount, doorbell cam, motion sensors

Welcome to 72 Mt Apex Green SE, a beautifully maintained family home ideally located on a quiet street just steps from Mountain Park School, a playground, and green space. With an expansive sunny backyard, a heated double attached garage, and quick access to Fish Creek Park and South Trail Crossing, this home offers an exceptional blend of comfort, convenience, and family-friendly living. The bright open-concept main floor is filled with natural light and features brand new carpet and large windows overlooking the fabulous backyard. The kitchen is both functional and inviting, offering pristine white appliances, a newer dishwasher, ample counter and cupboard space, a corner pantry, farmhouse sink and tap, and a sunny dining area with patio doors leading outside. Main floor laundry, a mudroom, a convenient 2-piece bathroom, and access to the fully insulated and heated double attached garage with a spacious driveway complete the main level. Upstairs, you will find 3 bedrooms, a full 4-piece bathroom, and a generous bonus room with vaulted ceilings, a cozy fireplace, and views toward the nearby park, creating the perfect space for relaxing evenings with family. The finished basement provides valuable additional living space and ample storage. Step outside and enjoy your own private backyard retreat, complete with a huge two-tier deck, fire pit, mature trees, and beautiful landscaping that provides exceptional privacy from neighbouring homes. This outstanding location offers easy access to nearby parks, ridge pathways, Fish Creek Park, and all the shops, restaurants, and amenities of South Trail Crossing. A fantastic opportunity to own a beautifully maintained family home in a highly desirable location.