



**79 Mt Apex Green SE  
Calgary, Alberta**

**MLS # A2303824**



**\$559,900**

<b>Division:</b>	McKenzie Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,388 sq.ft.	<b>Age:</b>	1996 (30 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Faces Rear		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Irregular Lot, Landscaped, Lawn, No Back Lane, Wed		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, Pantry, Storage		

**Inclusions:** all window coverings, tv mount & Tv in gym area, fridge in garage, garage door opener and 2 remotes

This fantastic 2-storey home is ideally located close to parks, playgrounds, schools, and all the amenities of 130th Ave and McKenzie Lake! Offering nearly 1,400 sq. ft., the main level features a spacious foyer as you enter with built in bench, good sized front living room and an updated kitchen complete with stainless steel appliances, a corner pantry, center island, and a bright bay window in the dining area. A convenient 2-piece powder room completes the main floor. Step outside from the kitchen to the sunny south-facing backyard, featuring a large new deck and an oversized double detached garage, with the added benefit of a paved back alley. Upstairs boasts a generous primary bedroom with large closets and a 4-piece ensuite, along with two additional bedrooms and another full 4-piece bathroom. The fully finished basement offers a versatile family/flex room, a den or home office (with potential for a fourth bedroom), and a laundry/utility room. A brand new furnace has just been installed, providing peace of mind for the new owner. Don't miss this opportunity to own this great move in ready home in a sought-after location!