



**GRASSROOTS**  
REALTY GROUP

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**439 Mountain Park Drive SE  
Calgary, Alberta**

**MLS # A2308430**



**\$719,900**

<b>Division:</b>	McKenzie Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,304 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Garage		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Close to Clubhouse, Corner Lot, Few Trees, Front Yard,		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Shake, Wood	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Breakfast Bar, Built-in Features, Granite Counters, Jetted Tub, Kitchen Island, Pantry, Storage, Vinyl Windows		

**Inclusions:** Storage Shed, Garage Door Opener

Best priced home in McKenzie Lake! Welcome to the heart of McKenzie Lake, one of Southeast Calgary's most sought-after family communities. Offering over 3,400 sq.ft. of developed living space, four bedrooms upstairs & an incredible family-friendly layout, this home presents a rare opportunity to get into an amazing neighbourhood surrounded by schools, parks, pathways & exclusive lake access. Designed with family living in mind, the main floor features beautiful oak hardwood flooring, spacious formal living & dining rooms, a cozy great room with built-in bookshelves & gas fireplace, plus a white kitchen with granite countertops & plenty of space to gather. The sunny breakfast nook overlooks the backyard & opens through patio doors to your private outdoor retreat. Outside, you'll love the large backyard surrounded by mature trees, complete with a stone patio & spacious deck, perfect for summer barbecues, morning coffee, or simply relaxing while the kids play. The main floor also offers a dedicated office, convenient laundry room & multiple living spaces that give everyone room to spread out. Upstairs, the spacious primary suite features a large walk-in closet & a four-piece ensuite with a jetted tub & separate step-in shower. Three additional upstairs bedrooms are generously sized & ideal for growing families, along with another full bathroom. The fully finished basement adds even more functional space with a massive rec room, second fireplace & additional three-piece bathroom, making it the perfect spot for movie nights, games, teenagers, or guests. McKenzie Lake is known for its incredible community atmosphere & year-round lake amenities including swimming, fishing, skating, tennis courts, basketball courts & beach access. Families love the easy access to both public & separate schools up to the middle school level, making this one of

Calgary's premier places to call home.