



GRASSROOTS
REALTY GROUP

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307 Mt Lorette Place SE
Calgary, Alberta

MLS # A2318784



\$499,000

Division:	McKenzie Lake		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,016 sq.ft.	Age:	1994 (32 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: Upstairs: refrigerator, microwave, dishwasher, gas cooktop, washer, dryer, light fixtures, window coverings, gazebo with its furniture.
Downstairs: stove, microwave, fridge.

Unbeatable Value! Beautiful split level home in the highly sought after community of McKenzie Lake, offering exclusive lake access and an illegal basement suite. With over 1,790 sq ft of developed living space, this property is ideal for homeowners, investors, or multi generational living. The main level features approximately 1,015 sq ft and includes a spacious primary bedroom, a full 4 piece bathroom, a second bedroom, and a versatile flex room that can easily be converted into an additional large bedroom, recreation space, or family room. The bright, open concept layout seamlessly connects the living room, dining area, and kitchen, creating an inviting space for both everyday living and entertaining. Step outside to a magnificent back deck complete with a pergola and included patio furniture, perfect for enjoying Calgary's warmer months. Both the front and backyard are beautifully landscaped, and the property is complemented by a large detached double garage with convenient alley access. The illegal basement suite offers excellent space for extended family or guests, featuring a comfortable living area, kitchen, one bedroom, and a 3 piece bathroom. Located just minutes from Macleod Trail and Stoney Trail Ring Road, this home provides easy access across the city while offering the lifestyle benefits of McKenzie Lake, including private beach and lake privileges. The home is also ideally situated close to the Bow River and an extensive pathway network for walking and biking, with easy access to Fish Creek Provincial Park. This is a rare opportunity to own a versatile, well appointed home in one of Calgary's most desirable lake communities.