



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

**MLS # A2319753**



**\$689,000**

<b>Division:</b>	McKenzie Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,965 sq.ft.	<b>Age:</b>	1995 (31 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Door Opener		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	City Lot, Garden, Landscaped, No Back Lane, Standard Shaped Lot, Street L		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Asphalt, Brick, Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Closet Organizers, Open Floorplan, Pantry		

**Inclusions:** Shed + Patio Furniture + Dining Table + Chairs

Welcome to this beautifully maintained home in the highly sought-after community of McKenzie Lake, offering the perfect blend of comfort, space, and an unbeatable lifestyle location. Ideally situated just moments from the Bow River pathway system, parks, schools, golf courses, shopping, and with year-round lake access to McKenzie Lake, this home delivers the lifestyle so many families are searching for. Whether it's morning walks along the river, summer days at the lake, or quick access to everyday amenities, this location truly has it all. From the moment you step inside, you are welcomed by a bright and inviting atmosphere filled with an abundance of natural light flowing throughout the home. Large windows and an open, functional layout create a warm and airy feel, making every space feel comfortable and connected. The main floor offers spacious living and dining areas perfect for both everyday living and entertaining, while the well-appointed kitchen provides ample cabinetry, excellent prep space, and overlooks the heart of the home. The cozy family room creates the perfect place to unwind at the end of the day. Upstairs, you'll find generously sized bedrooms including a spacious primary retreat complete with its own ensuite and ample closet space. Additional bedrooms offer flexibility for growing families, guests, or a home office setup. The unfinished basement presents an incredible opportunity to create additional living space tailored to your lifestyle. Whether you envision a home gym, media room, kids' play space, extra bedrooms, or a future entertainment area, the potential is endless. Step outside and enjoy the private backyard, the perfect setting for summer BBQs, relaxing evenings, or entertaining family and friends. Surrounded by mature trees and established landscaping, this outdoor space adds to the

home's overall charm and livability. With its incredible location close to the Bow River pathways, McKenzie Lake access, schools, golf, and endless recreational opportunities, this is a fantastic opportunity to own in one of Calgary's most established and desirable lake communities.