



**GRASSROOTS**  
REALTY GROUP

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**250 Mt Lorette Close SE**  
**Calgary, Alberta**

**MLS # A2322246**



**\$599,900**

<b>Division:</b>	McKenzie Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,502 sq.ft.	<b>Age:</b>	1993 (33 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Oversized		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Level, Private, Rectangular Lot, See Remarks		

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

**Inclusions:** Garage door Remote(s)

**\*\* Open House: Sat June 27 from 2:00pm till 4:00pm.\*\*** Fantastic value in this McKenzie Lake home, ideally positioned directly across from a playground, with lake access nearby and just a short walk to the school. Absolutely an unbeatable location for growing families. Tucked away on a quiet, family-friendly street, this home is truly move-in ready and designed for everyday comfort and connection. The main floor features warm, rich hardwood flooring and a thoughtful layout that includes a bright and spacious kitchen with an eating nook, a separate dining area, and both a cozy living room and inviting family room with plenty of space to gather or unwind. Upstairs, you'll find three well-appointed bedrooms, including a generous primary suite complete with a stunning ensuite retreat. The fully developed basement extends your living space even further, offering an additional bedroom perfect for guests, teens, or a home office. Step outside to enjoy the west-facing backyard deck—ideal for evening sun and summer BBQs while the oversized double detached garage provides exceptional storage room for a shop and parking. A perfect blend of location, lifestyle, and livability, this is a home where family memories are made.