



**28 Mt Norquay Gate SE
Calgary, Alberta**

MLS # A2325356



\$878,000

Division:	McKenzie Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,230 sq.ft.	Age:	1996 (30 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Dry Bar, French Door, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)

Inclusions: Built-in Garage Shelving, Bar in basement, Wood Pizza Oven in Backyard, Shed, Garage Bike racks, Security Cameras, Ring Doorbell Camera, Basement Freezer

Welcome to this exceptional updated home offering LAKE ACCESS just minutes from FISH CREEK PARK and MCKENZIE MEADOWS GOLF COURSE. Whether you're enjoying a morning walk through nature, an afternoon on the fairways, or relaxing by the lake, this location offers an outstanding lifestyle. With OVER \$40,000 in thoughtful upgrades, this home combines modern comfort with lasting value. The property is surrounded by two mature apple trees, a pear tree, and flourishing raspberry, goji berry, and honeyberry bushes, creating a beautiful and private outdoor setting. Inside, you'll discover a thoughtfully designed floor plan that balances formal living spaces with comfortable everyday living. Large windows fill the home with natural light, enhancing the bright and spacious interior. Extensive improvements provide exceptional value and peace of mind, including the removal of Poly-B plumbing for improved water quality and lower insurance costs, TRIPLE PANE WINDOWS, a HIGH-EFFICIENCY FURNACE, NEW HOT WATER TANK, FRESH PAINT, FLAT CEILINGS, durable IRON BALUSTERS, a NEW FRONT DOOR with smart biometric fingerprint security, and all new bathroom vanities. The kitchen is designed to make everyday living and entertaining effortless, offering ample cabinetry, generous counter space, and a functional layout. It flows seamlessly into the adjoining dining and living areas, creating an inviting space for family dinners or hosting guests. A warm family room offers the perfect place to unwind, while additional main floor living areas provide flexibility for a home office, formal sitting room, or children's play space. Upstairs, spacious bedrooms offer comfort and privacy for the whole family. The bright primary suite provides a peaceful retreat complete with a well-appointed ensuite, while the additional bedrooms are

ideal for family members, guests, or those working from home. The fully developed basement expands the living space with a large recreation room perfect for movie nights, games, and family gatherings. A dedicated bar area makes entertaining easy, while two additional bedrooms provide flexible accommodations for guests, teenagers, extended family, or private office space. Outside, enjoy a backyard designed for every season. The double deck features durable epoxy waterproof coverage for added longevity, while the wood-burning pizza oven creates the perfect setting for outdoor entertaining. An additional apple tree and an IRRIGATION SYSTEM complete this functional and inviting outdoor space. Living in McKenzie Lake means enjoying one of Calgary's most desirable lake communities. Residents enjoy exclusive lake access, year-round recreation, beautiful parks, extensive pathways, and a welcoming community atmosphere. With Fish Creek Park, McKenzie Meadows Golf Course, excellent schools, shopping, and everyday amenities just moments away, you'll appreciate the convenience and exceptional lifestyle this sought-after neighbourhood provides. Book your private showing today!!