



**188 Mt Selkirk Close SE
Calgary, Alberta**

MLS # A2325964



\$755,000

Division:	McKenzie Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,970 sq.ft.	Age:	1996 (30 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	No Back Lane, Pie Shaped Lot, Street Lighting		

Heating:	High Efficiency, In Floor, Electric, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, See Remarks	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home, Pantry, Skylight(s)		

Inclusions: Basement Refrigerator, Upper Secondary Bedroom Shelves, Primary Ensuite Bidet, Family Room Entertainment Cabinet including sound system with 5 speakers, Shed, Outdoor Patio Umbrella

Any discerning buyer will appreciate the evident pride of ownership, and the abundance of value in the details this home presents. Lake privileges and access to a multitude of amenities within 'The Lake' is just the start! This is a rare 6 bedroom/3.5 bath home, offering a total living space of 2,800 sq.ft, including the fully developed basement. The main floor greets you indoors with lustrous Brazillian Cherry Hardwood and limestone tile flooring. The great condition is noteworthy! The open living and dining room space suits a table extension for larger family gatherings. The kitchen includes a corner pantry with frosted door insert, extended cabinetry/counter top, ceramic sink and an updated lighting pkg. Food prep and dinner times are made easy with the family table just steps away. Opening to the family room, the view presents the gas fireplace with river rock stone surround, wood mantle, and the inclusion of a beautiful wall unit. Likewise, your gas bar b q would be a short walk out to the deck, beyond the sliding doors off the kitchen/eating nook. A half bath and laundry/mud-room complete this floor. The upper level houses the Primary bedroom with walk in closet, and is sizeable enough to accommodate king size furniture. The beautifully updated Ensuite (2019) with separate shower stall, free standing tub, bidet/toilet, skylight and heated floor are impressive. Three additional well sized bedrooms on this level share the 4 pc. bathroom with updated vanity and mirror (2022). The numerous windows on these 2 levels are thoughtfully placed to allow in an abundance of natural light. While remaining cool inside the house in warmer months, with the central A/C. Located in the basement you'll find two additional bedrooms with egress windows, a 3 pc. bathroom, family room with cabinetry/counter top, and utility room. With the added benefit and value of being

newly painted and carpeted in June 2026! Additional upgrades have included Artica ceiling fans in 3 upper bedrooms (2025), a large patio/deck umbrella included for the new owners (2024), Exterior & Home One lighting system (2023), glass deck railing (2022), 4 bathroom Broan EZ80C ventilation fans (2022), Lennox High Efficiency Furnace and hot water tank (both 2021), LED lights throughout the entire house for reduced energy consumption/minimizing electricity costs. Upgraded lighting added throughout majority of the home also. Soak up summertime on the spacious deck with gas fire pit. An excellent location within the community and only a short stroll away from a park with pathway that leads to the miles of the Bow River Pathway System. Watch spectacular nature and wildlife scenes unfold in front of you. Mckenzie Lake offers a harmonious blend of nature and family oriented amenities, with a welcoming community atmosphere. Schools, essential services, recreational activities, with quick and easy access to major roadways in all directions, make it an appealing choice for families. This home has been meticulously loved!