



GRASSROOTS
REALTY GROUP

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82 Mt Gibraltar Heights SE
Calgary, Alberta

MLS # A2329018



\$849,000

Division:	McKenzie Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,203 sq.ft.	Age:	1998 (28 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, City Lot, Interior Lot, Lake, Landscaped, Lawn, No Neighbours Be		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Wood	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to one of McKenzie Lake's most desirable streets! Perfectly located with direct access to the ridge pathway system and within walking distance to parks, schools, shopping, and the incredible amenities of Lake McKenzie, including the private sandy beach, swimming, skating, tennis courts, and year-round recreation. This beautifully maintained 4-bedroom, 4-bathroom home offers over 3,000 sq. ft. of developed living space, ideal for growing families and entertaining. The bright, open main floor features 9-foot ceilings, fresh neutral paint throughout, central A/C, plantation shutters, and stylish new tile flooring in the foyer and kitchen. The updated white kitchen boasts quartz countertops, a large grey island, pull-out pot drawers, new stainless steel refrigerator, induction range, dishwasher, and a sunny breakfast nook. The main level also offers a spacious living room, formal dining area, cozy reading nook with a stunning three-sided stone fireplace, and a convenient laundry room. Recent upgrades include new lighting, blackout blinds, humidifier, Vacuflow system, and an 8-month-old front-loading washer and dryer. Upstairs, the vaulted bonus room with a corner stone fireplace provides the perfect family retreat. The spacious primary suite features a walk-in closet and a luxurious ensuite with dual sinks, jetted tub, and separate tiled shower, while two additional bedrooms complete the upper level. The fully finished basement offers even more living space with a fourth bedroom, full bathroom, recreation room, dedicated home office or den, and ample storage. Outside, enjoy beautifully landscaped grounds with mature trees, new decking, inviting patio spaces, and a gas fire pit—perfect for relaxing or entertaining. For added peace of mind, all Poly-B plumbing has been replaced with PEX. This exceptional family home combines space, quality

updates, and an unbeatable location in one of Calgary's premier lake communities. A must-see!