



GRASSROOTS
REALTY GROUP

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58 Mountain Park Drive SE
Calgary, Alberta

MLS # A2329728



\$765,000

Division:	McKenzie Lake		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	2,275 sq.ft.	Age:	1992 (34 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Oversized		
Lot Size:	0.13 Acre		
Lot Feat:	Corner Lot, Irregular Lot, Landscaped, Treed, Views		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Linoleum, Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Brick, Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	No Animal Home, No Smoking Home, Vaulted Ceiling(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: Shed, Additional Fridge in Basement

Open House SUNDAY 12-3pm This home impresses for all the right reasons, earning your confidence through years of exceptional care and meaningful updates. Located across from a park in the heart of McKenzie Lake, this beautifully maintained 2,200 sq. ft. two-storey home offers a timeless layout with three bedrooms, a main floor office, formal living and dining rooms, and an open kitchen, breakfast nook, and family room with a gas fireplace, which overlooks the tranquil backyard. Upstairs, the renovated primary suite features a stunning ensuite, HEATED FLOORS, DOUBLE VANITIES AND a walk-in closet. A rare OVERSIZED PRIVATE PATIO with updated Duradek vinyl decking is the perfect place to enjoy your morning coffee overlooking the park. What truly sets this home apart is the level of care behind the walls. The FURNACE, ROOF, EAVES, WINDOWS, FRONT DOOR, AIR CONDITIONING, IRRIGATION SYSTEM, FENCING, EXTERIOR AND INTERIOR PAINT have all been updated in recent years. These are the investments that matter and reflect years of pride of ownership. Enjoy four-season living in one of Calgary's premier lake communities, with beach days, swimming, paddling, skating, tobogganing, and endless family memories just minutes from your door. Move in with confidence, knowing most of the heavy lifting has already been done. Simply move in and add your own personal style to enjoy everything this exceptional home and community have to offer.