



GRASSROOTS
REALTY GROUP

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246 Mt Lorette Place SE
Calgary, Alberta

MLS # A2332979



\$699,900

Division:	McKenzie Lake		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,136 sq.ft.	Age:	1993 (33 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Additional Parking, Alley Access, Asphalt, Concrete Driveway		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Garden		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, Laminate Counters, Natural Woodwork, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)

Inclusions: Wardrobe in Basement, Fountain, Firepit, Patio Blinds & Lights, Garage Shelving, Solar Panel on Garage

Beautifully UPDATED & absolutely IMMACULATE, this 4-bedroom, 2.5-bathroom home is located in the highly desirable LAKE COMMUNITY of McKenzie Lake! In addition to this exceptional home, you'll enjoy an almost 0.2-ACRE LOT featuring a rare combination of an OVERSIZED DOUBLE GARAGE ATTACHED TO A HEATED DOUBLE TANDEM GARAGE/WORKSHOP with a MEZZANINE for storage. The backyard is a gardener's dream, with multiple garden spaces and mature fruit trees. A 52-FOOT RV PARKING PAD beside the garage has removable chain link panels to make parking smoother. There's no need to worry about Deerfoot Trail traffic noise - the extra-high sound barrier and garage placement help block a significant portion of the sound. Inside, most windows have been upgraded to TRIPLE-PANE, creating a quiet and peaceful interior. This is one of the LARGEST LOTS IN MCKENZIE LAKE with full lake access and arguably offers one of the BEST GARAGE CONFIGURATIONS AVAILABLE. The home has been FRESHLY PAINTED throughout in bright, contemporary tones and is absolutely IMMACULATE. The main floor features impressive 10-FOOT KNOCKDOWN CEILINGS, creating an exceptionally spacious feel. The kitchen, complete with a LARGE ISLAND, offers an abundance of cabinetry and counter space and UPGRADED STAINLESS-STEEL APPLIANCES. A CUSTOM ADDITION provides a convenient mudroom and 2pc bathroom with direct access to the backyard. Patio doors off the dining area further enhance the home's BRIGHT AND OPEN LAYOUT, and provides an ideal location for a dog run or BBQ area with gas line. Just one level down, you'll find a spacious family room featuring a cozy WOOD-BURNING FIREPLACE and oversized windows that flood the space with NATURAL LIGHT. This level also includes an office

nook, a full bathroom, and laundry area. A few steps up from the main floor are the generous master bedroom and a sizeable second bedroom, which share an updated 4pc bathroom. You'll also appreciate the SOLID WOOD DOORS and NEW CARPET. The lower level offers two additional spacious bedrooms, another office space, and plenty of storage throughout the home. Most of the Poly-B plumbing has already been replaced. Outside, the BEAUTIFULLY LANDSCAPED YARD features a saskatoon berry bush, and fruit trees. Compost bins and rain barrels are also included. A FIRE PIT area beside the garage is complete with retractable awnings for added comfort. The garage and RV parking are truly standout features. The workshop, essentially a HEATED DOUBLE TANDEM GARAGE features a 10FT OVERHEAD DOOR, a solar panel for maintaining RV batteries, a MEZZANINE STORAGE LEVEL, a DRAINAGE PIT that can be pumped out, and TWO 220-VOLT OUTLETS for electric vehicle charging or powering workshop equipment. Recently built, this garage is an incredible luxury. This home has access to all the amenities that McKenzie Lake offers and easy access to major transportation routes.