



GRASSROOTS
REALTY GROUP

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46 Mountain Park Drive SE
Calgary, Alberta

MLS # A2335476



\$920,000

Division:	McKenzie Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,532 sq.ft.	Age:	1992 (34 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Low Maintenance Landscape, Ma		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Central Vacuum, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: Garden shed x 3, 2 desks in office, bedroom furniture in basement

OPEN HOUSE - SAT, SEPT 12, 12:00-2:00. Welcome to this spacious 4+1 bedroom/3.5 bath family home located across from a huge park & playground in the highly sought-after community of McKenzie Lake, with year-round lake access and steps to the pathway to Fish Creek park. This fully finished two-story home offers over 3880 sq ft of total living space, great curb appeal and an extra-wide three-car driveway. Designed with 4 bedrooms up, this plan is getting harder to find and is perfect for families looking for both space and function. As you enter you are greeted with a soaring vaulted front entrance and beautiful hardwood flooring that spans all 3 levels. The main floor features an inviting living room, formal dining area and a well-appointed kitchen with granite countertops, stainless steel appliances, a corner pantry, island with seating, upper cabinet lighting and a good sized breakfast nook. The adjacent family room with cozy gas fireplace is a great place to gather, relax and unwind. A spacious office provides the perfect work at home space and could be utilized as a main floor bedroom or den. The combined mudroom/laundry area and a convenient 2 piece powder room complete the main floor. Upstairs you will find 4 generously sized bedrooms including a large primary retreat with a private sitting area, a walk-in closet and a four-piece ensuite with a door for privacy. An additional four-piece bathroom completes this level. The fully developed lower level expands your living space with a large open recreation room, cozy gas fireplace with built-ins, wet bar, a fifth bedroom and a convenient three-piece bathroom — this space offers tons of flexibility for growing families, guests, hobbies or even a workout space. Step outside into a private backyard oasis surrounded by mature trees. The large covered deck with a gas BBQ hookup creates a sheltered

setting for year-round relaxation and entertaining. The fully landscaped yard includes low-maintenance stone pathways, a front patio and garden sheds to keep all your yard and garden equipment organized. The oversized double garage easily accommodates two large vehicles along with tons of storage for all your gear.. Additional features include A/C, water softener, Vacuuflo system and custom window coverings. Enjoy all the benefits of McKenzie Lake living, including year-round access to swimming, boating, fishing, skating, and scenic walking paths. Ideally located within walking distance to two elementary schools and just steps from the pathways of Fish Creek Park. Easy access to major roadways make commuting to downtown and getting out to the mountains a breeze! Don't miss out on this wonderful family home.