



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

230 Mt Lorette Place SE
Calgary, Alberta

MLS # A2336745



\$689,900

Division:	McKenzie Lake		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,051 sq.ft.	Age:	1993 (33 yrs old)
Beds:	4	Baths:	2
Garage:	Additional Parking, Alley Access, Double Garage Detached, Driveway, Garage		
Lot Size:	0.22 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, F		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Built-in Features, Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: TV Wall Mounts, Sonos Speakers & Amps, 2 x Wardrobes, Alarm System & Cameras, Bar Fridge, Microwave, Storage shed,

Gorgeous FULLY RENOVATED raised bungalow with almost 2,000sqft of living space situated on an ENORMOUS PIE-SHAPED LOT measuring over 1/5 acre. Renovated throughout—inside and out—with NO EXPENSE SPARED, this exceptional home reflects over \$200,000 in renovations and offers OUTSTANDING QUALITY, STYLE, AND FUNCTIONALITY. The welcoming foyer features LARGE TRIPLE-PANE WINDOWS that fill the home with NATURAL LIGHT. A few steps up lead to the beautifully renovated main floor with top-of-the-line LUXURY VINYL PLANK FLOORING, an OPEN-CONCEPT LAYOUT, and impressive 11.5ft VAULTED CEILINGS. The spacious living room flows into the dining area and stunning CUSTOM CHEF’S KITCHEN, creating an ideal space for everyday living and entertaining. CUSTOM-BUILT by Kingswood Cabinets, the kitchen features TWO-TONE STOFT-CLOSE CABINETRY, QUARTZ COUNTERTOPS, a LARGE ISLAND with seating, abundant storage, and UPGRADED STAINLESS-STEEL APPLIANCES including a GAS COOKTOP, and BUILT-IN OVEN AND MICROWAVE. The dining area provides access to a wood deck with BBQ line and concrete patios for prime outdoor entertaining. The spacious master bedroom accommodates a KING-SIZED BED with furniture and features a WALK-IN CLOSET with BUILT-IN CABINETS AND ORGANIZERS. Two additional bedrooms comfortably fit queen-sized beds. All three bedrooms share a stunning RENOVATED BATHROOM with a STEAM SHOWER, RAINFALL HEAD AND BUILT-IN BENCH. The fully renovated lower level offers a KITCHENETTE AND WALK-UP ENTRY. The spacious family room is currently divided into a gym and TV area but could easily become one large family room. A WET BAR with bar seating and bar fridge adds

excellent entertaining space. The fourth bedroom includes multiple closet areas, an armoire, and a NEW LARGE WINDOW MEETING EGRESS REQUIREMENTS. A second full bathroom features a tiled STAND-UP SHOWER, with an easy option to convert it to a bathtub. A large closet is located near the WALK-UP ENTRANCE. Exterior renovations include HARDIE BOARD SIDING on the home and DOUBLE GARAGE. Most windows have been replaced with TRIPLE-PANE WINDOWS, ALL POLY-B HAS BEEN REPLACED, and ceiling insulation has been upgraded for improved efficiency. Additional features include BUILT-IN SPEAKERS, SONOS AMPS, SMART HOME SPEAKERS, AND WIRING FOR A SUBWOOFER. The HIGH-EFFICIENCY FURNACE was installed in 2018 and CENTRAL AIR CONDITIONING in 2024. All appliances are new/newer and upgraded. The INCREDIBLE YARD offers a huge green space surrounded by mature apple and pear trees. A second patio with privacy screen is wired for a hot tub. The DOUBLE GARAGE has RV PARKING conveniently located beside it. Enjoy the feel of a NEW HOME in a wonderful lake community with FULL LAKE ACCESS. A playground is located at the community entrance, with easy access to major transportation routes. A truly exceptional, EXTENSIVELY RENOVATED home offering remarkable indoor and outdoor space on one of McKenzie Lake's most desirable lots.