



GRASSROOTS
REALTY GROUP

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216 Mt Apex Green SE
Calgary, Alberta

MLS # A2344565



\$699,900

Division:	McKenzie Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,617 sq.ft.	Age:	1997 (29 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

Heating:	Fireplace(s), Forced Air
Floors:	Carpet, Ceramic Tile, Hardwood
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Chandelier, No Animal Home, No Smoking Home, Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-C1N
Utilities:	-

Inclusions: None

Welcome to this beautifully modernized (4 + 1) bedroom family home in highly sought-after McKenzie Lake, featuring a brand-new, fully finished legal basement suite! Offering over 2,200 sq. ft. of brilliantly developed living space, this property is a rare find that blends contemporary upgrades with incredible income-generating potential. Perfectly situated just a short stroll from Fish Creek Park and the Bow River, this home delivers an exceptional lifestyle with unbeatable convenience. Step inside to a striking vaulted entrance that sets a welcoming tone, leading you into a bright, open-concept main level showcasing brand-new flooring throughout. The heart of the home is the stunningly updated kitchen, bathed in natural light and equipped with modern stainless-steel appliances, a spacious walk-in pantry, and a sunny breakfast nook. Entertaining is effortless as the dining space flows seamlessly into a cozy living room anchored by a warm gas fireplace—the perfect spot to unwind on chilly evenings. Step outside to delight in summer festivities on your west-facing deck, fully equipped with a gas line for barbecue season. Upstairs, you will find a highly versatile bonus room positioned over the garage. Equipped with integrated speakers, it serves perfectly as a home office, media room, or optional additional bedroom space. The upper level features three dedicated bedrooms, including a generous primary retreat complete with his-and-her closets and a private 3-piece en-suite. The newly finished basement boasts a complete, full legal suite ready for immediate living. Offering a fantastic mortgage helper or a perfect multi-generational space, it expands the home to a total of 5 bedrooms and includes a spacious family area and a sleek 3-piece bathroom featuring a walk-in shower. Buyers will enjoy absolute peace of mind with premium turnkey mechanics, including a

newly installed high-efficiency furnace, a 6-year-old asphalt shingle roof, newly painted interiors, bespoke lighting, and newer appliances throughout. Beyond the walls, the location is truly unbeatable. Enjoy a short 10-minute walk to the popular Bow River Loop Trail—a favorite for mountain biking, hiking, running, or walking the dog. Plus, benefit from ultra-convenient access to local schools, shopping at 130th Avenue, Stoney Trail, and Deerfoot Trail. Meticulously maintained and thoughtfully upgraded, this property perfectly balances lifestyle, comfort, and financial opportunity. Make this dream home yours today!