



GRASSROOTS
REALTY GROUP

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32 Mt Kidd Point SE
Calgary, Alberta

MLS # A2348845



\$1,560,000

Division:	McKenzie Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,543 sq.ft.	Age:	1999 (27 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Garage Door Opener, Insulated, Triple Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Pie Shaped Lot, Underground S		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Crown Molding, Granite Counters, No Smoking Home, Walk-In Closet(s)		

Inclusions: Second Fridge, TV & Mount in Weight Room, Steam Shower, Negotiable with the Bowflex can stay

WOW! This spectacular ridge home in coveted McKenzie Lake offers breathtaking views, an exceptional floor plan, and an incredible amount of space for family living and entertaining. Overlooking the Bow River, mountains and golf course, this impressive home offers over 3900 square feet of developed living space, beautiful outdoor areas, and an enviable setting with walking paths right outside your backyard. The main floor welcomes you with a spacious foyer leading to a generous living room and large dining room—perfect for hosting family and friends. The gourmet kitchen is beautiful, featuring a 6-burner Viking gas range and fridge, large island, abundant granite counters and loads of cupboard space. There is also plenty of room for a kitchen table. The kitchen opens seamlessly to the family room, where vaulted ceilings, a gorgeous fireplace, soaring windows and beautiful built-ins create a warm and inviting gathering space. From here, step out onto the large balcony, complete with a gas line for the BBQ and spectacular views. Also on the main floor is a spacious office with built-ins galore, tucked away in a quiet area, providing the perfect work-from-home space. A convenient main floor laundry and mudroom offer excellent storage and easy access to the impressive triple-car garage. The garage features built-in storage to keep everything organized, plus a sports gear hoist—an ideal setup for an active family. Upstairs, the spacious primary suite is a peaceful retreat, complete with a large ensuite featuring a jetted tub and a large walk-in closet. Three more additional generously sized bedrooms share the main 4-piece bathroom, providing plenty of space for family and guests. The bright walk-out basement offers even more room to relax and entertain, with a fifth bedroom, a versatile flex room currently being enjoyed as an incredible home gym, and a full

bathroom featuring a steam shower and heated floors. The large family room includes another gas fireplace and walk-out doors leading to the lower patio and backyard. Outside, the backyard is truly an oasis, beautifully landscaped with mature trees, lush plantings, a gorgeous water feature and irrigation system. With both upper and lower outdoor spaces, there are plenty of options for enjoying the views, entertaining, or simply relaxing in your own private retreat. Lovingly enjoyed and impeccably maintained by the original owners, this home has been thoughtfully updated over the years, including the kitchen, upstairs bathrooms, living room built-ins and laundry room. The two furnaces are approximately 7 years old, A/C on upper level and 2 hot water tanks are just 1 year old. And an added bonus—there is NO Poly-B plumbing and never was! Enjoy all that McKenzie Lake has to offer, including lake access and amenities, great schools, beautiful walking paths right outside your backyard that are even cleared in the winter, and a superb location with convenient access to transportation routes in all directions.