



GRASSROOTS
REALTY GROUP

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21 Mt Robson Close SE
Calgary, Alberta

MLS # A2349441



\$849,900

Division:	McKenzie Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,216 sq.ft.	Age:	1989 (37 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Fruit Trees/Shrub(s), Landscaped, Treed		

Heating: Forced Air, Natural Gas

Floors: Carpet, Hardwood, Tile

Roof: Asphalt

Basement: Full

Exterior: Stucco, Wood Frame

Foundation: Poured Concrete

Features: Built-in Features, Central Vacuum, Granite Counters, Skylight(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-C1

Utilities: -

Inclusions: Pedestals for Washer & Dryer, Moen Valve (water pressure safety valve), Hot Tub (as-is) built-in shelving in garage, Trampoline, Garage Door (controls)

LAKE ACCESS! Fantastic home in one of the most desirable locations in the McKenzie Lake community, just steps from the K&Nash;9 school, Fish Creek Pathway, McKenzie Lake Golf Course, and of course, McKenzie Lake itself! Situated on a beautiful lot with a private, sunny south facing backyard, this spacious home offers 4 bedrooms, 3.5 baths, and plenty of room for the whole family. The main floor welcomes you with a bright front living room featuring vaulted ceilings and a large bay window, perfect for reading and conversation, along with a good-sized dining room for entertaining friends and family in a traditional setting. Beautiful ¾" oak hardwood flooring runs throughout the main level. The kitchen, breakfast nook, and spacious family room are where all the action happens! This huge open-concept area features a brick wood-burning fireplace with built-in bookshelves, skylights, and windows spanning the entire backyard, filling the space with cheerful natural light and views of the outdoors. The kitchen offers granite countertops, a garden window over the sink, plenty of cupboard and counter space, and stainless steel appliances. Off the breakfast nook there is a large south-facing deck, perfect for enjoying the backyard and sunshine. The back hall provides access to the double garage and includes a convenient 2-piece powder room and a laundry room with pedestals for the washer and dryer. (The washer pedestal is currently stored in the garage.) Upstairs, you'll find 3 good-sized bedrooms, including a massive primary suite with a 5-piece ensuite and large walk-in closet, plus a main 4-piece bathroom. The basement offers a large recreation room for family activities, a spacious 4th bedroom, a 3-piece bathroom, and plenty of storage space. The private backyard is beautifully landscaped with mature trees and shrubs and features an

in-ground trampoline and a hot tub just off the deck. The hot tub was working the last time it was filled, but it has been empty for the past couple of seasons and is therefore being sold "as is." Numerous updates have been completed, including a new furnace (2024), hot water tank (2025), new roof (2020), new deck (2021), and deck railings (2024). Additional features include triple-pane windows, central air conditioning, an electric heater in the garage, built-in shelving, and a Moen pressure valve on the water lines for added safety and protection.