



GRASSROOTS
REALTY GROUP

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66 Mountain Park Circle SE
Calgary, Alberta

MLS # A2349625



\$699,900

Division:	McKenzie Lake		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,944 sq.ft.	Age:	1991 (35 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Slate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, Granite Counters, High Ceilings, Storage, Vaulted Ceiling(s)		
Inclusions:	Alarm System		

Living in this perfect spot in McKenzie Lake means you can enjoy evenings and weekends at the beach and lace up the skates in the winter and parks and pathways are abundant ~ Nestled within one of the region's most coveted lake communities, this stunning four-level split combines impressive architectural character with thoughtful modern refinements. From the moment you arrive, the refreshed exterior detailing establishes an immediate sense of sophisticated curb appeal, while the newly painted interior creates a bright, crisp canvas ready for your personal lifestyle. Positioned directly adjacent to a serene neighborhood greenspace and just a couple of blocks from the scenic ridge, everyday living is balanced by tranquility and panoramic natural beauty with full lake privileges included. Step across the threshold into a beautifully illuminated main level designed for effortless entertaining and comfortable daily gatherings. Rich modern finishes elevate the heart of the home, featuring quartz countertops, an expansive array of premium cabinetry, and a newly upgraded, stainless steel refrigerator. The seamless layout links the expansive living area with an elegant dining space, creating a natural flow for hosting dinner parties or relaxed family meals. Just off the kitchen, direct access to the generous rear deck makes outdoor dining and summer grilling an absolute breeze. Ascending to the upper level reveals an exceptional layout tailored for family comfort and absolute privacy. The serene primary suite serves as an exclusive daily sanctuary, highlighting a spa-inspired ensuite equipped with luxurious heated tile flooring, dual vanities, and a private water closet. Two additional well-proportioned bedrooms and a pristine four-piece central bathroom complete this level, offering ideal accommodations for children, guests, or a dedicated home office. The

versatile lower levels extend your living space exponentially. On the third tier, discover a welcoming family room anchored by a cozy Gas fireplace and stylish built-in cabinetry—a perfect setting for relaxing evenings. A fourth bedroom, a fully functional laundry area, and sliding glass doors that open directly to the tranquil rear garden add tremendous practical value. Further down, the fully finished basement offers a dynamic recreation zone ideal for a home gym, media lounge, or play area, alongside extensive organized storage solutions. The outdoor grounds are meticulously maintained, showcasing manicured lawns, mature landscaping, and an outstanding setting for outdoor leisure. Relax across two spacious decks or utilize the newer storage shed for seasonal gear. Additional updates include a newer hot water tank, a durable newer roof, and a whole-home water softener for total peace of mind. Complete with top-rated public and separate schools just a short stroll away, this turn-key residence offers an extraordinary opportunity to secure a premier lakeside lifestyle. Schedule your private tour today!