



THE
A-TEAM

**RE/MAX
FIRST**

379 MOUNTAIN PARK Drive, Calgary T2Z 2N9

MLS® #: **A2119774**

Area: **McKenzie Lake**

Listing Date: **04/05/24**

List Price: **\$920,000**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 07-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1997**

Lot Information

Lot Sz Ar: **6,243 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,073**

Low Sqft:

Ttl Sqft: **2,073**

DOM

44

Layout

Beds: **4 (2 2)**

Baths: **3.0 (3 0)**

Style: **Bungalow**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

**Back Yard,Fruit Trees/Shrub(s),Few Trees,Lake,Front Yard,Low Maintenance Landscape,Underground Sprinklers,Rectangular Lot
Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Entrance,Private Yard**

Construction: **Stone,Stucco**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Garage Control(s),Garburator,Gas Cooktop,Oven-Built-In,Range Hood,Refrigerator**
Int Feat: **Bar,Built-in Features,French Door,Granite Counters,Jetted Tub,Kitchen Island,Low Flow Plumbing Fixtures,No Smoking Home,Open Floorplan,See Remarks,Walk-In Closet(s),Wired for Sound**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	4`11" x 9`4"	4pc Ensuite bath	Main	11`6" x 7`8"
Bedroom	Main	12`6" x 10`11"	Breakfast Nook	Main	10`2" x 15`3"
Dining Room	Main	14`2" x 9`6"	Family Room	Main	13`1" x 16`4"
Foyer	Main	13`4" x 8`8"	Kitchen	Main	13`1" x 15`11"
Laundry	Main	7`3" x 9`9"	Living Room	Main	14`1" x 19`2"
Office	Main	11`7" x 17`3"	Bedroom - Primary	Main	13`9" x 15`6"

4pc Bathroom	Lower	9`10" x 4`11"	Spice Kitchen	Lower	13`1" x 15`9"
Bedroom	Lower	17`2" x 11`7"	Bedroom	Lower	17`1" x 23`1"
Den	Lower	17`2" x 10`2"	Game Room	Lower	17`2" x 33`1"
Wine Cellar	Lower	10`5" x 4`11"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc: **9312430**

Zoning:
R-C1

Remarks

Pub Rmks: **Best priced home / square footage in McKenzie Lake OVER 3600 SQ. FT OF DEVELOPED LIVING SPACE! AND IS PRICED TO SELL!! This is an amazing estate home, previously the Stampede Lottery Dream home. Located within walking distance to the beach club, both public and catholic schools, multiple playgrounds and our amazing Bow River Pathway system. A quick exit to both Stoney Trail and Deerfoot Trail makes driving a breeze. Are you a professional that wants to hold private meetings in your home office? You're in luck because there is a PRIVATE ENTRANCE to the home office so you and your clients can have the peace and privacy you both desire. There are also 2 generous sized bedrooms on the main floor which is uncommon for a bungalow of this size. The primary bedrooms 4 piece ensuite has a massive, double shower and jetted soaker tub for ultimate relaxation after a great game of golf at McKenzie Meadows Golf Club. The Chef inspired kitchen has ample room for cooking and entertaining with high end appliances and an open concept to the generous living space. Cozy up on cool winter evenings by the fireplace and watch the snow fall through the ample windows. The large formal dining room allows for large, amazing dinners with family and friends. The fully developed basement provides even more space for guests, or live in family members with 2 massive (this is not an exaggeration!) bedrooms, large recreation/hobby room, SECOND KITCHEN, WINE CELLAR, COLD ROOM, and an additional full bathroom. This home has tons of hidden storage in the pony walls throughout and is ready for you to move in!, This home has been professionally painted from top to bottom for turn key enjoyment. Additional features of the home are: underground irrigation system, astro turf in backyard, high end decking, sound system throughout the main floor and air conditioning. This home has the potential for rental income, your parents to come live with you, long term guests, big get togethers. There is no shortage of space for the entire family to enjoy. Massive price reduction means that you are getting an amazing home, in an amazing community for an amazing price.**

Inclusions: **Dishwasher - basement, refrigerator - basement.**
Property Listed By: **eXp Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









