



THE
A-TEAM

**RE/MAX
FIRST**

234 MOUNTAIN PARK Drive, Calgary T2Z 2K3

MLS®#: **A2150068** Area: **McKenzie Lake** Listing Date: **07/18/24** List Price: **\$810,000**
 Status: **Active** County: **Calgary** Change: **-\$5k, 10-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1993**
Lot Information
 Lot Sz Ar: **6,200 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,502**
 Low Sqft:
 Ttl Sqft: **1,502**

DOM

60
Layout
 Beds: **4 (2 2)**
 Baths: **3.0 (3 0)**
 Style: **Bungalow**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Yard,Corner Lot,Many Trees,Street Lighting,Private,See Remarks**
 Park Feat: **Converted Garage**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Brick,Stucco,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Hardwood,Tile**
 Sewer: Water Source:
 Ext Feat: **Other,Private Yard** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Cooktop,Garage Control(s),Microwave,Oven-Built-In,Refrigerator,Washer,Window Coverings**
 Int Feat: **High Ceilings,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	4`6" x 10`5"	Kitchen	Main	13`9" x 14`6"
Breakfast Nook	Main	9`3" x 11`3"	Dining Room	Main	8`11" x 14`0"
Living Room	Main	110`0" x 14`0"	Bedroom - Primary	Main	11`11" x 14`11"
Bedroom	Main	9`2" x 10`5"	Laundry	Main	5`11" x 6`6"
Bedroom	Basement	10`6" x 10`8"	Bedroom	Basement	9`9" x 13`6"
Family Room	Basement	12`9" x 15`6"	Game Room	Basement	20`0" x 22`0"
Storage	Second	10`9" x 26`9"	4pc Bathroom	Main	

4pc Ensuite bath

Main

4pc Bathroom
Legal/Tax/Financial

Basement

Title:
Fee Simple
Legal Desc:

9311369

Zoning:
R-C1

Remarks

Pub Rmks: **Stunning Bungalow with Vaulted Ceilings in Prime McKenzie Lake Location** Welcome to this immaculately maintained bungalow nestled in the highly sought-after community of McKenzie Lake. This spacious home boasts 4 large bedrooms, three 4-piece bathrooms! Upon entering, you are greeted by high vaulted ceilings and an abundance of natural light streaming through large windows, the large windows at the back of the home come with automated blinds for effortless adjustment. Beautiful hardwood flooring flows throughout, adding warmth and elegance to the interior. The primary bedroom offers its own ensuite bathroom and walk-in closet. Three additional well-appointed bedrooms provide plenty of room for family, guests, or home office space. Feeling hot this summer? This home also comes with A/C!! Outside, in the backyard, you will find a large deck on your west facing back yard, perfect for those that enjoy being outside! and ideal for enjoying summer evenings or hosting gatherings. Situated just steps away from Fish Creek Park, nature enthusiasts will appreciate the easy access to trails, parks, and outdoor activities. This home exemplifies pride of ownership and is ready for its next fortunate owners to create lasting memories. Don't miss your chance to own this exceptional property in one of Calgary's most desirable neighborhoods. Schedule your showing today and experience the charm and convenience of McKenzie Lake living firsthand!

Inclusions:
Property Listed By: **N/A**
Real Estate Professionals Inc.

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











