



THE
A-TEAM

**RE/MAX
FIRST**

132 MT APEX Green, Calgary T2Z 2V5

MLS®#: **A2155375**

Area: **McKenzie Lake**

Listing Date: **08/06/24**

List Price: **\$569,900**

Status: **Active**

County: **Calgary**

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

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1996**

Finished Floor Area

Abv Sqft: **1,035**

Low Sqft:

Ttl Sqft: **1,035**

Lot Information

Lot Sz Ar: **3,692 sqft**

Lot Shape:

DOM

43

Layout

Beds: **4 (4)**

Baths: **2.0 (2 0)**

Style: **4 Level Split**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Private**

Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Cedar Shake**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

Wood Frame

Flooring:

Carpet, Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Electric Oven, Refrigerator, Washer/Dryer, Window Coverings**

Int Feat: **Vaulted Ceiling(s)**

Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Level 4	13`3" x 11`3"
Bedroom	Level 4	9`11" x 9`0"
4pc Bathroom	Level 4	11`3" x 4`11"

Room	Level	Dimensions
Bedroom	Level 4	10`8" x 8`0"
Bedroom	Second	11`9" x 10`9"
4pc Bathroom	Second	7`5" x 4`11"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

9512831

Zoning:

R-C1N

Remarks

Pub Rmks:

Indulge in the luxury of a cozy abode nestled in a vibrant, family-oriented community, just steps away from top-notch schools, scenic river pathways, and fantastic shopping opportunities. Step into this captivating 4-level split boasting nearly 2,000 square feet of living space and an attached double-car garage. The grandeur of vaulted ceilings welcomes you into the open-concept main floor, designed to be the ultimate space for entertaining guests. The second floor houses three inviting bedrooms, each adorned with plush carpeting that offers a private retreat within the home. The kitchen is ready to be updated for creating a culinary haven for meal preparation and enjoyment. The lower level boasts a spacious family room, complete with a cozy gas fireplace that sets the perfect ambiance for relaxation and gatherings. Adjacent to this inviting space is an additional large bedroom and a full bathroom, ideal for accommodating roommates or extended family members. The partially finished basement offers a versatile room, suitable for storage, a home gym, or a creative hobby space. Step through the side door on the main floor to discover a sprawling patio, ideal for hosting barbecues and outdoor soirées. The landscaped backyard provides ample space for children to play freely, a generous storage shed, and convenient access to a paved alleyway. This exceptional property is a true delight to behold and is sure to impress even the most discerning buyers. Don't miss the opportunity to make this stunning house your new home. Seller is aware the property needs a little work and is open to all offers!

Inclusions:

N/A

Property Listed By:

Royal LePage Arteam Realty

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