



THE
A-TEAM

**RE/MAX
FIRST**

358 MOUNTAIN PARK Drive, Calgary T2Z 1T8

MLS®#: **A2165061** Area: **McKenzie Lake** Listing Date: **09/18/24** List Price: **\$994,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1996**
Lot Information
 Lot Sz Ar: **5,274 sqft**
 Lot Shape:

DOM

1
Layout
 Beds: **5 (3 2)**
 Baths: **3.0 (3 0)**
 Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Yard,Front Yard,Lawn,Landscaped,Underground Sprinklers,Private,Rectangular Lot,Treed**
 Park Feat: **Double Garage Attached,Driveway,Garage Faces Front**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **In Floor,Forced Air**
 Sewer:
 Ext Feat: **Balcony,Other,Private Yard**

Construction: **Stucco,Wood Frame**
 Flooring: **Carpet,Hardwood,Other,Vinyl Plank**
 Water Source:
 Fnd/Bsm: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Dryer,Electric Cooktop,Garburator,Microwave,Oven-Built-In,Range Hood,Refrigerator,Washer,Water Softener**
 Int Feat: **Bar,Breakfast Bar,Built-in Features,Central Vacuum,Granite Counters,Jetted Tub,Open Floorplan,Pantry,Separate Entrance,Skylight(s),Storage,Vaulted Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	20`2" x 15`4"
Kitchen	Main	11`5" x 12`1"
5pc Ensuite bath	Main	
Bedroom	Main	14`11" x 9`6"
Laundry	Main	9`0" x 7`10"
Bedroom	Basement	12`7" x 10`3"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	12`7" x 9`3"
Bedroom - Primary	Main	18`10" x 12`0"
Bedroom	Main	10`10" x 12`7"
4pc Bathroom	Main	
Game Room	Basement	33`5" x 27`4"
Bedroom	Basement	14`2" x 19`1"

4pc Bathroom

Basement

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

9511867

Remarks

Pub Rmks: **Looking for a large walk-out bungalow or a home with 5 bedrooms in a lake community? Here's your opportunity! This stunning, over 1800 sq. ft. bungalow with a 22'x20' drywalled attached garage, is immaculate both inside and out, having been beautifully updated throughout. As you approach, you'll notice the inviting, maintenance-free, east-facing porch and sitting area. Inside, the main floor impresses with vaulted ceilings, skylights, and an open-concept layout for the living room, dining room, and kitchen. The hardwood floors have been recently refinished, and the living room now boasts a new fireplace with an Italian plaster finish. The kitchen has been refreshed with a new refrigerator, dishwasher, faucet, and soap dispenser. It also features a walk-in pantry, granite countertops, and a peninsula with space for counter stools, plus an additional dining area. The spacious primary bedroom includes a large walk-in closet and an ensuite equipped with double vanities, updated fixtures, a tiled shower with new fixtures and lighting, a large jetted tub, and heated floors. Two additional good-sized bedrooms with new carpet, an updated main bathroom, and a laundry room with a sink and newer washer and dryer complete the main level. The walk-out basement offers an additional 1,500 sq. ft. of living space, featuring knock-down ceilings, vinyl plank flooring, a fireplace, wet bar, and a pool table area. There are also two spacious bedrooms and a 4-piece bathroom. The mechanical room houses a water heater, water softener, and a newer high-efficiency furnace (2015), all well-serviced as is the air conditioner. Other updates and additions include the removal of all Poly-B piping (changed to PEX) , new "Leaf-Filter" gutter guards with a lifetime warranty, new downspouts, a roof (2012), phantom screen doors, newer windows, and Hunter Douglas window coverings throughout. Outside, you'll enjoy the SW-facing upper deck with "Duradek" coating and glass railings, mature landscaping with a 5-zone underground sprinkler system, and a private lower patio with a sunshade. This home is move-in ready and located in a well-established lake community.**

Inclusions: **all window coverings, pool table, garage door opener & 2 remotes, shed,**

Property Listed By: **RE/MAX Realty Professionals**

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













