



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**359 MOUNTAIN PARK Drive, Calgary T2Z 2N9**

MLS®#: **A2168277**      Area: **McKenzie Lake**      Listing Date: **09/24/24**      List Price: **\$869,900**  
 Status: **Active**      County: **Calgary**      Change: **-\$30k, 30-Oct**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1996**  
Lot Information  
 Lot Sz Ar: **5,306 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,290**  
 Low Sqft:  
 Ttl Sqft: **2,290**

DOM

**88**  
Layout  
 Beds: **6 (4 2 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Access:  
 Lot Feat: **Rectangular Lot**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Stucco,Wood Frame**  
 Heating: **High Efficiency,Forced Air**      Flooring: **Carpet,Tile,Vinyl Plank**  
 Sewer:      Water Source:  
 Ext Feat: **Private Yard**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Gas Stove,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **Central Vacuum,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Tankless Hot Water,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Family Room	Main	14`9" x 13`2"	Living Room	Main	13`3" x 11`3"
Dining Room	Main	13`10" x 9`11"	Kitchen	Main	10`11" x 10`5"
Bedroom - Primary	Upper	18`9" x 11`7"	Bedroom	Upper	14`0" x 10`1"
Bedroom	Upper	12`2" x 11`4"	Bedroom	Main	10`6" x 9`10"
Bedroom	Basement	13`6" x 10`1"	Bedroom	Basement	11`7" x 8`3"
2pc Bathroom	Main		3pc Bathroom	Basement	
3pc Bathroom	Upper		4pc Ensuite bath	Upper	

Title: **Life Lease**  
 Zoning: **R-C1**  
 Legal Desc: **9312430**

Remarks

Pub Rmks: **Welcome to this executive home in the coveted community of McKenzie Lake! Tastefully RENOVATED home features 6 beds and 3.5 baths. As you step inside, you'll be greeted by a bright 2-story entry, complemented by a spectacular staircase and a welcoming living room that flows into a formal dining area. Sky lights flood this home with natural light all year around. The entire home offers new flooring throughout, adding a fresh look to every room. The heart of this home is the beautifully renovated kitchen, now featuring NEW cabinetry, exquisite quartz countertops, elegant backsplash, brand new BOSCH dishwasher, 36" FISHER & PAYKEL DUAL FUEL RANGE, and a sleek Vent-a-Hood range hood. The kitchen's open design includes a pantry and a breakfast nook that provides access to the expansive back deck and yard, perfect for outdoor entertaining with natural gas lined barbecue. The main floor also offers a family room with a built-in gas fireplace, and a convenient den, ideal for a home office and large enough to be used as a MAIN FLOOR BEDROOM with a queen size bed! Every corner of this home has been thoughtfully upgraded, including fresh paint throughout, new ceiling paint, new baseboards, trims, and modern lighting fixtures that enhance the home's feel. Upstairs, the large master bedroom is a true retreat, featuring a spacious updated ensuite with a jetted tub and newly added walk-in shower with niche. Two additional roomy bedrooms. One of the two additional roomy bedrooms is suitable for a king size bed and has its own walk in closet. A fully renovated 4pc bathroom with in-floor heat completes the second floor. The fully finished basement, with its impressive 9 ft HIGH CEILINGS with pot lights offers SECONDARY KITCHEN, spacious recreation room, two more bedrooms, and another fully renovated bathroom, providing ample space for guests or family members. This basement is an amazing space which offers great living space for family or guests. Other upgrades include: NEWER High Efficiency Furnace, TANKLESS hot water heater and NO POLY-B in this home! Located close to Fish Creek Park and scenic walking paths, this home also offers lake privileges in one of Calgary's most desirable lake communities. Great schools nearby and easy access to highways. Don't miss your chance to own this beautifully updated home in McKenzie Lake - where luxury meets convenience!**

Inclusions: **N/A**  
 Property Listed By: **RE/MAX Complete Realty**

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

















