



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**6 MOUNT GIBRALTAR Place, Calgary T2Z 3C7**

MLS® #: **A2174416**      Area: **McKenzie Lake**      Listing Date: **10/26/24**      List Price: **\$849,900**  
 Status: **Pending**      County: **Calgary**      Change: **-\$15k, 08-Nov**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1998**  
Lot Information  
 Lot Sz Ar: **5,105 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,033**  
 Low Sqft:  
 Ttl Sqft: **2,033**

DOM

**56**  
Layout  
 Beds: **5 (3 2 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Cul-De-Sac,Fruit Trees/Shrub(s),Few Trees,Gazebo,Front Yard,Lawn,Garden,Landscaped,Level,Private,Views**  
 Park Feat: **Concrete Driveway,Double Garage Attached**

Utilities and Features

Roof: **Pine Shake**  
 Heating: **High Efficiency,Fireplace(s),Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Garden,Private Yard,Rain Barrel/Cistern(s)**

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

Kitchen Appl: **ENERGY STAR Qualified Dishwasher,Garage Control(s),Humidifier,Induction Cooktop,Microwave,Refrigerator,Washer/Dryer Stacked,Water Softener,Window Coverings**  
 Int Feat: **Bidet,Bookcases,Breakfast Bar,Built-in Features,Ceiling Fan(s),Central Vacuum,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Recreation Facilities,Skylight(s),Soaking Tub,Storage,Track Lighting,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)**  
 Utilities:

Room Information

| Room              | Level  | Dimensions    | Room         | Level  | Dimensions    |
|-------------------|--------|---------------|--------------|--------|---------------|
| Great Room        | Main   | 17`0" x 16`7" | Kitchen      | Main   | 19`6" x 15`9" |
| Breakfast Nook    | Main   | 9`8" x 6`3"   | Dining Room  | Main   | 12`5" x 11`8" |
| Family Room       | Lower  | 26`1" x 23`4" | Laundry      | Main   | 9`8" x 5`6"   |
| Bedroom - Primary | Second | 15`6" x 12`0" | Bedroom      | Second | 11`2" x 10`0" |
| Bedroom           | Second | 11`7" x 11`2" | 5pc Bathroom | Second | 12`0" x 9`6"  |

Furnace/Utility Room  
Walk-In Closet  
Office  
Bedroom  
2pc Bathroom

Basement 31`10" x 12`5"  
Second 5`10" x 5`0"  
Main 13`3" x 10`0"  
Basement 8`0" x 5`7"  
Main 5`0" x 4`10"

Entrance  
Storage  
Bedroom  
4pc Bathroom  
3pc Bathroom

Main 16`9" x 9`4"  
Basement 7`5" x 6`7"  
Basement 12`7" x 9`5"  
Second 8`2" x 5`7"  
Basement 8`0" x 5`7"

Legal/Tax/Financial

Title: Fee Simple  
Legal Desc: 9712261

Zoning: R-C1

Remarks

Pub Rmks: **LOCATION LOCATION!!!!!!** Pride of ownership shows in this well-maintained SOUTH-facing 2 storey home. Totalling over 3000 square feet of DEVELOPED SPACE. Located on a quiet CUL-DE-SAC, steps away from a WALKING PATH leading to the BOW RIVER and Downtown with beautiful mountain views. The main floor consists of a SPACIOUS great room with gas fireplace, large windows for natural light, a built-in entertainment unit, and vaulted ceiling. A formal dining room, main floor bedroom (currently being used as an office). Kitchen has granite counters and Island, the cabinetry is finished in Cherry Oak stain. Main floor laundry and powder room. The KING SIZED PRIMARY SUITE comes with a renovated 5 piece ensuite, walk-in closet with organizers, double sinks with counter storage. Two more bedrooms and renovated 4 piece washroom finish off the upper level. The basement is developed with lots of storage and shelving. Another bedroom, large family room, and a 3 piece washroom. Insulated finished double garage, all stainless steel appliances, newer furnace and hot water tank as of 2018, new central vacuum. Beautiful mature landscaping and fruit trees, spacious deck and GAZEBO, creating a backyard OASIS..... All POLY B has been removed. STUCCO was PAINTED which gives the home a refreshed vibrant, moisture-free presentation with added protection from the elements. There is a raised stone garden bed in the backyard. All toilets are low flow and all lights are LED. All electrical outlets have been updated, some have USB, CAT 6 in various rooms. Treated PINE SHAKES. 8000L DYNASTY LUXURY SWIM SPA.....well maintained ENERGY efficient and LOW maintenance for both EXERCISE and FUN for the whole family. McKenzie Lake offers year-round fun and relaxation with swimming, free boat rentals, tennis, basketball, fishing, tobogganing, and skating..... shopping, K-9 schools, medical clinic, and transit. Easy access to Stoney Trail and the Deer Foot. INSPECTION REPORT has already been completed showing the house has a clean bill of health.

Inclusions: unattached goods are negotiable  
Property Listed By: Real Estate Professionals Inc.

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











