



THE
A-TEAM

**RE/MAX
FIRST**

13 MT ROBSON Close, Calgary t2z2b8

MLS® #: **A2174469** Area: **McKenzie Lake** Listing Date: **10/25/24** List Price: **\$729,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1989**
Lot Information
 Lot Sz Ar: **6,103 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,026**
 Low Sqft:
 Ttl Sqft: **2,026**

DOM

4
Layout
 Beds: **4 (4)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Landscaped,Private**
 Park Feat: **Double Garage Attached,Driveway**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s),Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Yard**

Construction: **Stucco**
 Flooring: **Carpet,Linoleum**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Garage Control(s),Range Hood,Refrigerator,Stove(s),Washer/Dryer,Water Softener**
 Int Feat: **Built-in Features,Central Vacuum**
 Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	15`9" x 13`8"
Family Room	Main	17`2" x 14`0"
Breakfast Nook	Main	9`9" x 17`2"
Bedroom - Primary	Second	13`5" x 14`2"
Bedroom	Second	10`5" x 12`5"
4pc Bathroom	Second	7`11" x 6`3"
Game Room	Basement	16`7" x 23`0"

Room	Level	Dimensions
Dining Room	Main	7`7" x 11`8"
Kitchen	Main	10`1" x 13`5"
Bedroom	Main	11`1" x 11`4"
Bedroom	Second	11`4" x 12`4"
2pc Bathroom	Main	5`2" x 4`3"
4pc Ensuite bath	Second	7`8" x 12`10"
Hobby Room	Basement	18`8" x 10`9"

Storage	Basement	16`11" x 12`4"	Furnace/Utility Room	Basement	22`9" x 13`7"
			Legal/Tax/Financial		

Title: **Fee Simple**
 Legal Desc: **8910144**

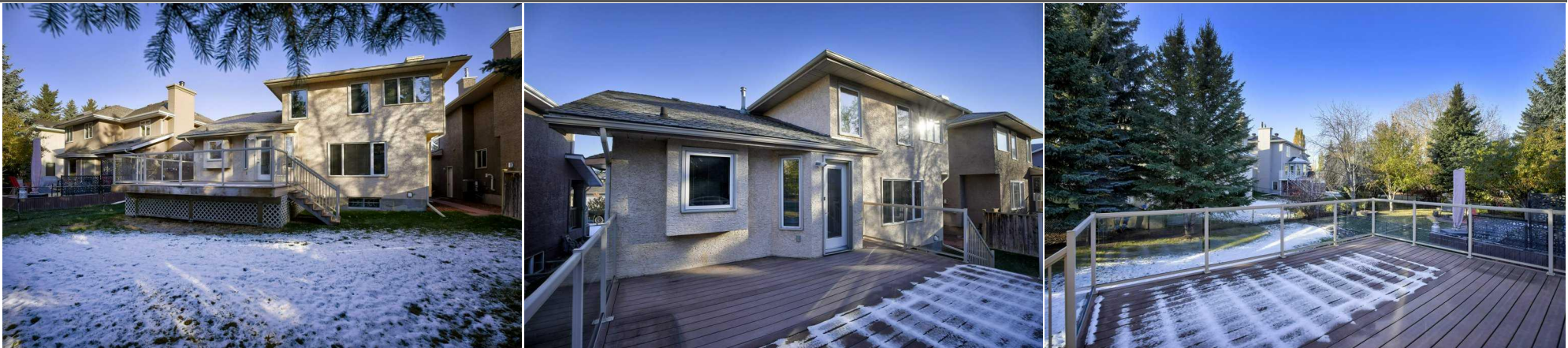
Zoning: **R-CG**

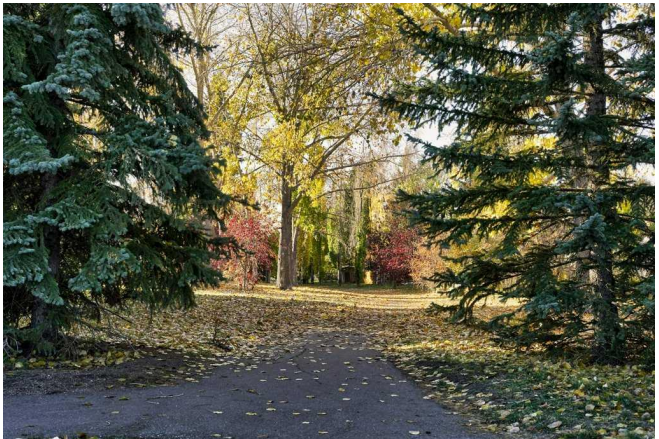
Remarks

Pub Rmks: **OPEN HOUSE SUNDAY OCT. 27 FROM 1-3PM. This fantastic 2-story home is in an ideal location minutes to the Fish Creek Park pathway system and walking distance to the McKenzie Lake main entrance, perfect for outdoor enthusiasts and water activities. Just steps away from the community center, providing a hub for activities and events and walking distance to top-rated schools, ensuring an easy commute for your children. Updates include triple pane windows and doors, roof 50 year shingles (2014) and upgraded attic insulation to R60. As you enter the home, you are greeted by a spacious entryway that leads into a formal living and dining room space. The area is designed to offer a welcoming and open atmosphere, perfect for entertaining guests or enjoying family gathering. Vaulted ceilings and large windows allow natural light to flood the space, enhancing its elegance and warmth. The seamless transition between the living and dining areas provides a versatile layout, accommodating various furniture arrangements and decor styles. The open-concept kitchen and family room are designed to create a welcoming and functional space for both cooking and relaxing. In the kitchen, you'll find an abundance of cabinets, providing plenty of storage for all your kitchen essentials. The ample counter space ensures you have room for food preparation, making it easy to cook meals for family and friends. The family room is a cozy retreat, highlighted by a gas fireplace and built-in cabinets that add both style and practicality, offering additional storage and a place to display your favorite items. Whether you're cooking a family dinner or enjoying a quiet evening by the fire, this combined space is perfect for making lasting memories. A main floor 4th bedroom is perfect for guests or main floor office ideal for working from home or managing household tasks. With ample natural light and a thoughtful layout, it offers both functionality and comfort, making it a perfect addition to the main level of the home. Ascend to the upper level where you'll find three generously sized bedrooms, including a primary suite with a walk-in closet and a 4-piece ensuite, complete with a stand-up shower and a "Bain Ultra" jetted tub. Step onto the large back deck and enjoy the privacy of the west facing back yard with mature trees and low maintenance landscaping.**

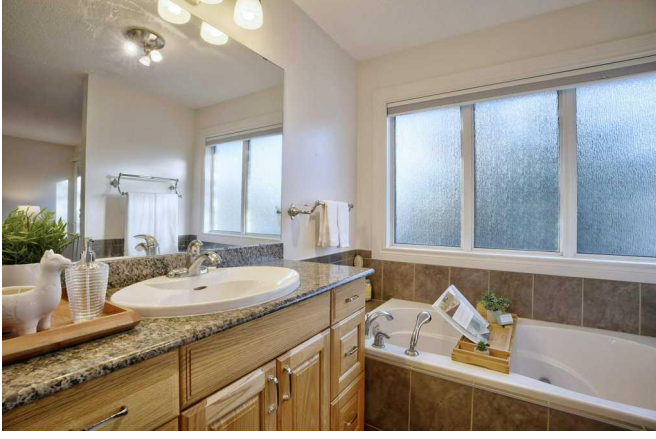
Inclusions: **none**
 Property Listed By: **RE/MAX First**

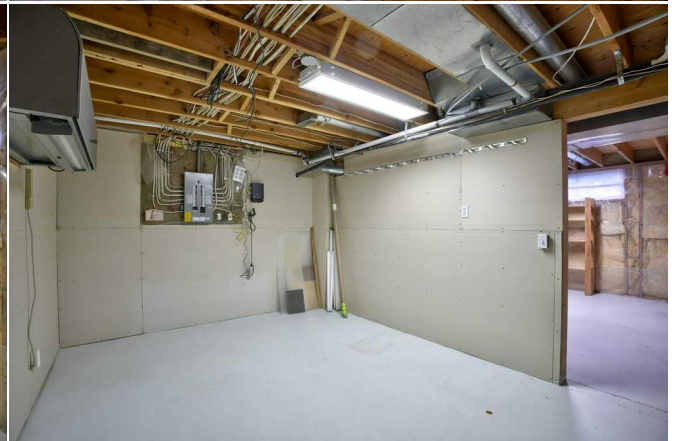
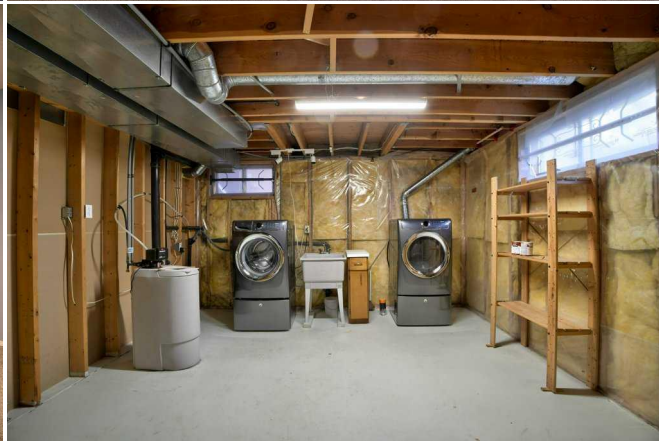
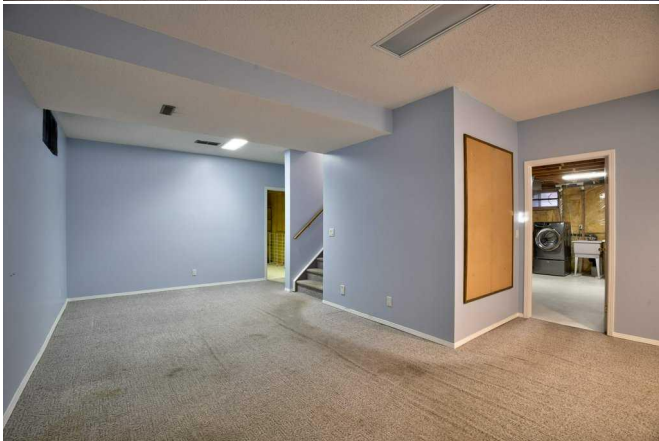
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

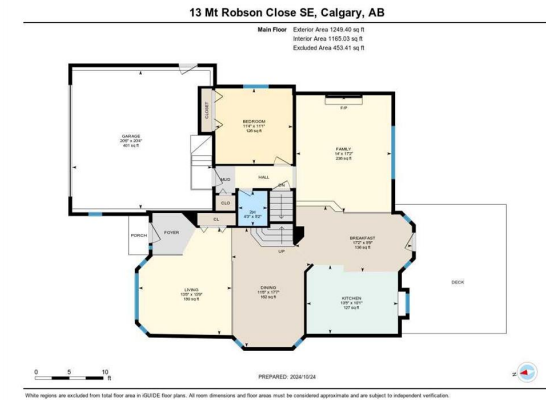
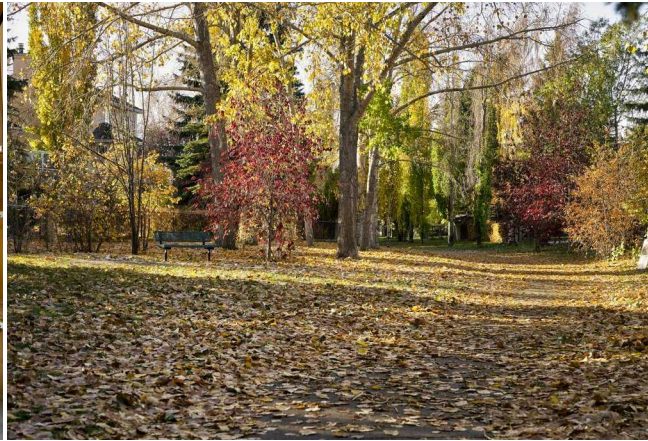












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