



THE
A-TEAM

**RE/MAX
FIRST**

218 MT CASCADE Place, Calgary T2Z 2K4

MLS®#: **A2175227** Area: **McKenzie Lake** Listing Date: **10/25/24** List Price: **\$875,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1993**
Lot Information
 Lot Sz Ar: **8,794 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,327**
 Low Sqft:
 Ttl Sqft: **2,327**

DOM

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

Parking

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

Access:

Lot Feat: **Back Yard**
 Park Feat: **Double Garage Attached**

Utilities and Features

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

Kitchen Appl: **Built-In Electric Range, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings**
 Int Feat: **Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub, Walk-In Closet(s), Wet Bar**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`9" x 4`9"	Dining Room	Main	12`2" x 12`7"
Foyer	Main	7`7" x 7`4"	Kitchen	Main	14`8" x 18`4"
Laundry	Main	10`9" x 6`7"	Living Room	Main	17`3" x 13`5"
Office	Main	10`9" x 11`9"	4pc Bathroom	Upper	4`11" x 8`10"
5pc Ensuite bath	Upper	13`10" x 13`5"	Bedroom	Upper	9`1" x 12`8"
Bedroom	Upper	10`3" x 15`10"	Bedroom	Upper	10`3" x 10`11"
Bedroom - Primary	Upper	17`5" x 17`8"	Walk-In Closet	Upper	9`4" x 6`2"

**3pc Bathroom
Game Room**

**Basement
Basement**

**10`11" x 6`1"
30`9" x 30`10"**

**Den
Furnace/Utility Room**
Legal/Tax/Financial

**Basement
Basement**

**8`4" x 11`4"
9`4" x 6`2"**

Title:
Fee Simple
Legal Desc:

9310866

Zoning:
R-CG

Remarks

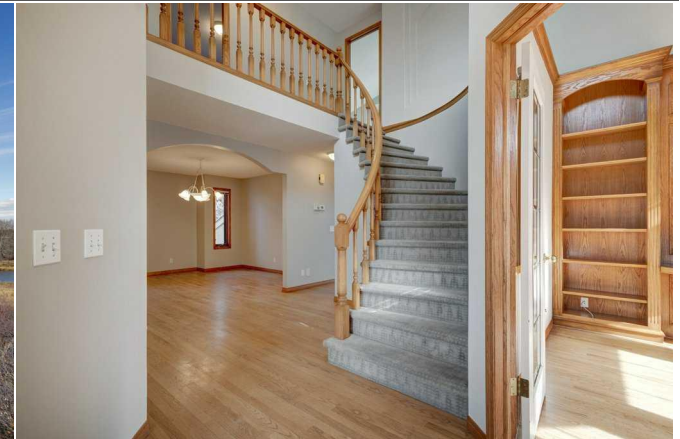
Pub Rmks:

LOCATION, LOCATION - With over 3000 sq ft of developed space this upgraded 4 bedroom 3.5 bathroom Custom Executive home features a HUGE pie shaped lot and is located on a cul-de-sac across from the McKenzie Lake Ridge with ENDLESS VIEWS of the BOW RIVER... the ROCKY MOUNTAINS...GREEN SPACE PATHWAY SYSTEMS...all of this and Lake Access. Floor plan impresses with spacious foyer & circular stair featuring open to above ceilings with French doors leading into the front den hosting built in cabinetry and two storey windows. Spacious formal dining area precedes the open plan kitchen with breakfast nook area and HUGE living room with gas fireplace and custom built-in cabinetry. Separate laundry room and renovated 1/2 bath complete this level. Ascend the curved staircase to the upper floor that hosts a KING sized Primary bedroom with custom ensuite and walk-in wardrobe, plus full bathroom also upgraded and three additional bedrooms. The basement is fully finished with a flex room/second office (with new LVP), full custom bathroom and recreation/family room with pool table and wet bar. Upgrades over ownership include PolyB replacement (2024) Full house repaint (2024) Roof (2017) Furnace (2018) HWT (2017) AC (2015), Deck & Railings, - the list is endless - you just need to come and see this ASAP! This exceptional property is complemented by its unbeatable location within a family-centric community, offering access to many schools, the renowned McKenzie Meadows Golf Course, scenic walking paths along the ridge overlooking tranquil ravines, and the nearby joy of Fish Creek Park and the Bow River. Convenient access to Deerfoot and Stoney Trail ensures seamless connectivity beyond the neighborhood when necessary.

Inclusions:
Property Listed By:

**Pool Table & Accessories, Hot Tub "as is"
RE/MAX Realty Professionals**

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





218 Mt Cascade Pl SE, Calgary, AB

Basement (Below Grade) Control Area 100-01 341 R
 Water Area 976.64 sq. ft.



PREPARED 2024/05

With respect to the floor area in GROSS floor plans, all room dimensions and floor area shall be considered approximate and are subject to independent verification.



