



THE
A-TEAM

**RE/MAX
FIRST**

179 MOUNTAIN PARK Drive, Calgary T2Z 2J9

MLS®#: **A2184498**

Area: **McKenzie Lake**

Listing Date: **12/26/24**

List Price: **\$817,000**

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: **6,200 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,026**
Low Sqft:
Ttl Sqft: **2,026**

DOM

37
Layout
Beds: **4 (4)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Fruit Trees/Shrub(s),Lawn,Landscaped,Level,Many Trees,Private,Treed**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central,High Efficiency,Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard,Storage**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Range,Garage Control(s),Gas Water Heater,Range Hood,Refrigerator,Washer**
Int Feat: **Ceiling Fan(s),Granite Counters,High Ceilings,Kitchen Island,Pantry,Storage,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	13`0" x 10`6"
Kitchen	Main	12`0" x 11`0"
Laundry	Main	8`0" x 6`0"
Bedroom - Primary	Upper	13`0" x 12`6"
Bedroom	Upper	10`0" x 10`0"
Bedroom	Upper	10`8" x 9`0"
Game Room	Basement	32`0" x 12`0"

Room	Level	Dimensions
Dining Room	Main	12`0" x 8`0"
Family Room	Main	15`6" x 12`6"
2pc Bathroom	Main	5`0" x 5`0"
4pc Ensuite bath	Upper	13`6" x 10`0"
Bedroom	Upper	11`4" x 10`0"
4pc Bathroom	Upper	8`0" x 5`0"
3pc Bathroom	Basement	10`6" x 5`0"

Furnace/Utility Room

Basement

13`6" x 10`0"

Storage
Legal/Tax/Financial

Basement

12`6" x 10`0"

Title:
Fee Simple
Legal Desc:

9212250

Zoning:
R-CG

Remarks

Pub Rmks:

Discover the perfect blend of luxury and lifestyle in McKenzie Lake! This upgraded home boasts TRIPLE PANE windows, a HIGH-END SECURITY front door (2021/2022), a new garage door, DAIKIN HIGH EFFICIENCY furnace, and dishwasher (2022). The professionally refreshed paint throughout ensures a move-in-ready feel. Enjoy exclusive lake access for year-round activities, from summer swimming and paddleboarding to winter skating and ice fishing. Situated on a prime corner lot with a spacious front-attached garage, the backyard oasis features a deck, pergola, and mature trees—perfect for entertaining. Inside, a 2-storey entrance welcomes you to a bright living room, updated kitchen with granite countertops, and cozy family room overlooking the lush yard. Upstairs are FOUR spacious bedrooms, including a master retreat with a spa-like ensuite. The finished basement offers a large rec room, a new 3-piece bath (2023), and ample storage. Close to top-rated schools, Fish Creek Park, a golf course, and major routes, this home offers the best of vibrant McKenzie Lake living. Don't miss it!

Inclusions:
Property Listed By:

2% Realty

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













