



THE
A-TEAM

**RE/MAX
FIRST**

56 MT ALBERTA Green, Calgary T2Z3G8

MLS®#: **A2195152** Area: **McKenzie Lake** Listing Date: **03/28/25** List Price: **\$1,450,000**
 Status: **Pending** County: **Calgary** Change: **-\$110k, 09-Apr** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1999**

Lot Information

Lot Sz Ar: **7,405 sqft**
 Lot Shape:

Finished Floor Area

Abv Sqft: **1,924**
 Low Sqft:
 Ttl Sqft: **1,924**

DOM

15
Layout
 Beds: **4 (2 2)**
 Baths: **3.0 (3 0)**
 Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space, Environmental Reserve, Landscaped, Low Maintenance Landscape, No Neighbours Behind, Pie Shaped Lot, Views**

Park Feat:

Aggregate, Double Garage Attached, Driveway, Heated Garage, Insulated

Utilities and Features

Roof: **Cedar Shake**
 Heating: **In Floor, Forced Air, Natural Gas**
 Sewer:
 Ext Feat: **Awning(s), Balcony, BBQ gas line, Storage**

Construction: **Silent Floor Joists, Stucco**
 Flooring: **Carpet, Ceramic Tile, Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Gas Range, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Garage Control(s), Garburator, Microwave, Water Softener, Window Coverings**
 Int Feat: **Ceiling Fan(s), Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s), Wired for Sound**

Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|------|-------|------------|---------------------|-------|------------|
| | | | Legal/Tax/Financial | | |

Title: **Fee Simple**
 Legal Desc: **9810459**

Zoning: **SR**

Remarks

Pub Rmks:

RARE OPPORTUNITY in MOUNTAIN PARK -LEGACY RIDGE. Welcome to an exceptional custom walkout bungalow by Jayman, ideally located on the ridge in the prestigious Legacy Ridge enclave of Mountain Park. Enjoy full access to McKenzie Lake & it's exclusive amenities. This rare offering combines luxury, privacy & breathtaking natural surroundings- perfect for those seeking an elevated lifestyle just minutes from schools, golf, shopping, & outdoor recreation. **UNPARALLELED VIEWS & PRIME LOCATION:** Enjoy unobstructed panoramic views of the Rocky Mountains, Fish Creek Park, Bow River Valley & downtown Calgary. This property is bordered by green space at both front and rear, enhancing it's tranquility & privacy. **WALK-OUT BUNGALOW-4bd, 3 full bath rms, Two car attached garage.** Developed Living Space 3250 sqft (additional 598 sqft Storage/Utility. Main Level 1924 Sqft . The main level welcomes you with a tiled foyer under a soaring 14ft coffered ceiling. An open concept design features beautiful #2 Maple hardwood floors throughout the kitchen, dining nook, and main living area. The spacious Great Room with a three sided gas fireplace is ideal for relaxing or entertaining. Ceilings are elevated to 11ft in the dining area & 9' throughout the rest of the main floor, enhancing the homes airy expansive feel. The gourmet kitchen includes Hickory cabinets, granite countertops, a massive walk-in pantry, brand new Kitchen Aide fridge & dishwasher, plus a new Frigidaire gas range/oven & built-in microwave. Expansive primary suite with 5pce en-suite & walk in closet. Second large bedroom or den with walk-in closet. A 4 pce main floor bath, also a generous mud rm with built in storage. Lower Level Developed 1326 sqft. The bright ,walk-out lower level features 9ft ceilings, infloor heating, a large rec room wired for audio/video sound system .Two spacious bedrooms both with walk-in closets, a full 4 pce bath, large laundry rm with laundry chute & 598 sqft of additional utility storage space. Premium Features & Upgrades-Central air conditioning, Two 40 gallon water tanks New Water softener & filtration system, Power awnings for shade & privacy on lower patio, Full lawn sprinkler system. Alarm system, Attached Heated Garage. The garage double 24x21 includes high efficiency radiant heat, hot/cold water taps ,coated concrete floors & a 3/4 HP garage door opener. Immaculate Outdoor Living, playhouse, & additional storage- offering the ideal balance of function and serenity.

Inclusions:

Property Listed By:

None

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













The homestead shown in the photo was built about 1913 and was home to Edward Patterson and his family. It became known as K&H Patterson in 1936 as a new house was built next to it.

The place is the site used by Edward Patterson to break ground on the homestead. The original homestead location was the place with the current windmill.

There is the date on part of the road that is the site of the Patterson Homestead. It was established May 3, 1927.

Please enjoy and respect this site.



PATTERSON HOMESTEAD MEMORIAL PARK

This park is a tribute to the families who pioneered and farmed the land.

In 1892 Edward Montgomery Patterson purchased the NE 1/4 Section 35-22-24. The land was purchased from the Department of the Interior on April 23, 1892. Edward also purchased a portion of the NE 1/4 Section 35-22-24 which he purchased on 1/19/90, 1972. This portion is on the site of the park.

The land was farmed by Edward until 1921 when son K&H took over. K&H and his son Bob Patterson together farmed the NE 1/4 from 1921 until it was sold in 1972.

Bob Patterson retained the NE 1/4 and continued to farm it until the property was sold to the park in 1972. It was then donated to the park.

The finished park, including the land, improvements, and a fund for maintenance was donated to the city of Aurora by Bob Patterson in 1997.

