



**GRASSROOTS**  
REALTY GROUP

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**140 Mt Robson Circle SE**  
**Calgary, Alberta**

**MLS # A2216901**



**\$889,900**

<b>Division:</b>	McKenzie Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey Split		
<b>Size:</b>	2,229 sq.ft.	<b>Age:</b>	1989 (36 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Corner Lot, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Garden, Interior Lot		

**Heating:** Central, Exhaust Fan, Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Ceramic Tile, Hardwood

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Finished, Full

**LLD:** -

**Exterior:** Stucco, Wood Frame

**Zoning:** R-CG

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Open Floorplan, Pantry, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Garage shelving + cabinet and storage, shed, garage fridge, basement freezer, dog run, built-in speakers, basement TV/mount, ensuite chair, two basement fitness equipment, two grey file cabinets, two tower speakers.

Stunning!! Family-approved lake home backing onto a linear pathway! Only steps away from the beach clubhouse, parks, pathways, playground, daycare center, schools, shopping, and the Bow River escarpment. This impressive show home quality styled 3+1 bedroom home is in excellent condition & with a July move-in date. With over 3530+ sq ft of luxurious living space, this home is an outstanding example of exceptional value, updated and remodel "Fit & Finish" quality specifications, and high-end design! Quality decor and upgraded fixtures throughout. Long-term owners custom-selected these bespoke extras: The main living area offers hardwood floors throughout the main floor & upper bedrooms, custom white trims and doors, a gas fireplace with stone detail, a rare main floor den/home workstation with a glass french door, and so much more. The remodeled "Chef's" Kitchen features granite counters, stainless steel appliances (high end induction cooktop stove), a pantry, stone tile backsplash, recessed lights & maple shaker style cabinet doors + trims. High ceilings are on display in the front dining and living room combo, with the family room having soaring two-story high ceilings. Upstairs features three oversized bedrooms with a central common area overlooking the main floor level. The stately primary bedroom is oversized - 16' x 15' with a newer spa-like ensuite, two sinks, quartz counters & separate shower, plus a large closet with custom cabinetry. The fully finished basement includes a supersized family room with a corner gas fireplace, recreation room, a full bath, bedroom, a flex area, and a storage/furnace room. In addition, this home has terrific front curb appeal with stucco exterior, exposed aggregate driveway, and a covered entry. The east-facing backyard oasis offers an entertainer's dream setup with an upper rear 20' x 13'

deck, mature trees for privacy and shade coverage, and fully fenced. Call your friendly REALTOR(R) to book your viewing now!