



**GRASSROOTS**  
REALTY GROUP

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**14 Mt Apex Crescent SE**  
**Calgary, Alberta**

**MLS # A2227621**



**\$574,900**

<b>Division:</b>	McKenzie Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,385 sq.ft.	<b>Age:</b>	1996 (29 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Pantry, Storage		

**Inclusions:** N/A

|| OPEN HOUSE!! JUNE 14TH and JUNE 15TH, 12-3PM || Exceptional value in this beautifully maintained 2-storey home with a fully finished basement, located on a quiet cul-de-sac in McKenzie Lake! The landscaped backyard features a spacious two-tiered deck—perfect for outdoor entertaining and relaxation. Inside, the main level offers durable laminate flooring and an open-concept layout with a large granite island, stainless steel appliances, flat-top stove, 1/2 inch cork underneath the flooring, triple paned windows, and a stylish tumbled marble backsplash. The kitchen includes extended cabinetry and a cozy dining nook, opening to a bright living room with a gas fireplace. Upstairs features 3 generously sized bedrooms, including a primary with a walk-in closet and access to a 4-piece ensuite. The fully developed basement includes a large rec room, wet bar, and a versatile den or potential 4th bedroom. Complete with an oversized double attached garage, this move-in-ready home offers comfort, functionality, and thoughtful upgrades throughout. Not to mention a vibrant community that is close to shopping, schools, LRT, lakes, green spaces, and restaurants!