



**GRASSROOTS**  
REALTY GROUP

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**434 Mountain Park Drive SE**  
**Calgary, Alberta**

**MLS # A2230821**



**\$850,000**

<b>Division:</b>	McKenzie Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,033 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Tile

**Roof:** Shake, Wood

**Basement:** Finished, Full

**Exterior:** Stucco

**Foundation:** Poured Concrete

**Features:** Central Vacuum, Kitchen Island, Pantry

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Inclusions:** Fridge, Stove (electric), Range Hood, Dishwasher, Washer, Dryer, Garage Door Opener + 2 Controls, All Window Coverings, Vacuum System + All Attachments, Alarm System + Doorbell Camera, Sheds x2, Coke Fridge (as-is condition)

Homes like this rarely hit the market! Thoughtfully renovated and full of character, this exceptional two-storey home is a standout in both design and function. From the moment you walk through the front door, you're greeted by soaring vaulted ceilings and expansive windows that flood the space with natural light. The traditional floor plan has been transformed into a stylish and modern family home, featuring timeless plank tile flooring throughout the main level. The fully renovated kitchen boasts a central island, corner pantry, and stainless steel appliances - perfect for both everyday living and entertaining. Adjacent to the kitchen is a stunning family room with vaulted ceilings, a cozy gas fireplace framed by a stone feature wall, rustic wood mantel, and custom open shelving with built-in lighting. A dedicated home office sits just off the family room, while a spacious front living room (ideal for formal dining) and a convenient laundry/mudroom complete the main floor. Upstairs, the primary retreat offers a luxurious 5-piece ensuite with dual sinks, a soaker tub, and a separate shower. Two additional bedrooms are located on the opposite side of the upper level, along with a well-appointed 4-piece bathroom. The fully developed basement expands your living space with a large recreation area, bar, fourth bedroom, and another full bathroom - perfect for guests or older children. Enjoy the sunny south-facing backyard all summer long, featuring an oversized deck with a gas line for BBQ and roughed-in electrical for a future hot tub. The dream garage is an extension of the home - heated, drywalled and painted, with epoxy floors and overhead door windows - ideal for a home gym or to showcase your vehicles. Major updates have all been taken care of: roof tune-up (good for another 15 years), new windows (2019), furnace (2022), central A/C (2019), and hot water tank (2023). This

meticulously maintained home offers 2,033 sqft above grade plus 1,079 sqft in the fully developed basement—that's over 3,100 sq ft of finished living space with 4 bedrooms and 3.5 bathrooms. Don't miss your opportunity to call this stunning home yours!