



GRASSROOTS
REALTY GROUP

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315 Mountain Park Drive SE
Calgary, Alberta

MLS # A2237431



\$810,000

Division:	McKenzie Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,462 sq.ft.	Age:	1996 (29 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Double Vanity, Granite Counters, Jetted Tub, Pantry, Storage		

Inclusions: None

LAKE PRIVILEGES | 4 BEDROOMS UP | SPACIOUS LAYOUT | LARGE YARD | EXCELLENT LOCATION Welcome to 315 Mountain Park Drive SE in the highly sought-after community of McKenzie Lake, where lake access, recreation, and family-friendly living come together perfectly. This beautiful two-story home offers over 2,461 sq ft of living space above grade, featuring 4 generously sized bedrooms upstairs, including a spacious primary bedroom with a luxurious 4-piece en-suite and walk-in closet. The main floor features separate formal living and dining areas, a bright family room, and an open, well-appointed kitchen with extensive granite countertops, stainless steel appliances (including a brand-new gas range, 2024 refrigerator, and 2022 dishwasher), an oversized island, and ample cabinetry. The sunny breakfast nook overlooks the landscaped backyard, perfect for family gatherings, BBQs, and summer fun. Conveniently located on the main floor is a private office space ideal for work-from-home arrangements, alongside a laundry room featuring a brand-new washer and dryer. The developed basement adds 846 sq ft of finished living space, including a massive recreation room, games area, and plenty of storage. The basement also features brand-new carpets and has rough-in plumbing for a future bathroom. This home is ideally positioned near exceptional amenities, including full lake privileges, Fish Creek Park trails, golfing, schools, and easy access to Deerfoot and Stoney Trail. It truly is the perfect family home in an unbeatable location. Don't miss your opportunity, schedule your viewing today!