



GRASSROOTS
REALTY GROUP

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97 Mt Cascade Close SE
Calgary, Alberta

MLS # A2248855



\$998,800

Division:	McKenzie Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,509 sq.ft.	Age:	1995 (30 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Oversized		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Lake, Landscaped, Lawn, Level, Low Maintenance Landscape, M		

Heating:	Forced Air	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:	Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home		

Inclusions: Solar Panels

Welcome to 97 Mt Cascade Close SE, a Net Zero Electric Home set on one of McKenzie Lake's quietest and most coveted streets along the ridge and the Bow River Pathway system. This beautifully renovated and meticulously maintained family home offers over 2,500 sq. ft. of above grade living space and represents the pinnacle of family living. The main floor features a bright and airy, south-facing living and dining room combination filled with natural light. The kitchen has been professionally renovated to the highest standard with full-height cabinetry, granite countertops, stainless steel appliances, a large flat-top island, and an undermount Silgranit sink overlooking the expansive backyard. It flows seamlessly into an informal dining space and a comfortable great room, complete with tasteful white built-ins and a gas fireplace. From here, enjoy direct access to the large deck with a natural gas hookup and the private, manicured yard with underground irrigation. The main floor is completed by a separate den, perfect for a home office or playroom, a combined mudroom and laundry area, and a two-piece powder room. Upstairs you will find four generously sized bedrooms, including a primary suite with a four-piece ensuite and steam shower, plus another full four-piece bathroom. The fully finished lower level offers additional living space with a generous rec room, a bedroom, and another full bathroom. The oversized double garage easily accommodates two vehicles along with storage for all the gear needed for an active lake lifestyle. Recent upgrades include a newer furnace, windows, doors, central air conditioning, 50 year shingles (2010) water softener, range, microwave, and washing machine. McKenzie Lake is a sought-after community offering year-round lake access, abundant natural amenities, family-friendly activities, and convenient proximity to everyday

essentials and major roadways. This home is truly move-in ready and waiting for its next loving family. Call your favorite realtor today to arrange a private viewing.