



GRASSROOTS
REALTY GROUP

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214 Mt Lorette Place SE
Calgary, Alberta

MLS # A2251551



\$542,000

Division:	McKenzie Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,326 sq.ft.	Age:	1993 (32 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Few Trees, Front Yard, Gentle Sloping, Landscaped,		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings		

Inclusions: n/a

*** OPEN HOUSE SATURDAY AUGUST 30TH & SUNDAY AUGUST 31ST ***Discover Your Dream Home in McKenzie Lake with Exclusive Lake Access! Welcome to this stunning 1,300+ sq ft family home in the coveted McKenzie Lake community, offering immediate possession and exclusive lake privileges. Perfectly situated near parks, an elementary school, transit, and shopping, this home blends prime location with modern upgrades for an unparalleled lifestyle. Step inside to gleaming hardwood floors, fresh paint, and sleek stainless steel appliances. Stay comfortable year-round with central air conditioning and enjoy effortless cleaning with the built-in central vacuum system. The spacious living room captivates with a large bay window, flooding the space with natural light, while the inviting family room creates a warm and welcoming atmosphere. The open-concept dining room and kitchen flow seamlessly, making entertaining a breeze. Upstairs, three cozy bedrooms await, perfect for restful nights, complemented by a modern 3-piece bathroom. The developed basement provides versatile extra room for a home office, gym, or play area. Outside, unwind on the expansive deck with easy access to a paved back lane and an oversized heated garage. McKenzie Lake's exclusive amenities elevate your lifestyle, including a private clubhouse, fishing, swimming, tennis, volleyball, skating, and scenic walking paths. Don't miss this move-in-ready gem brimming with potential. Schedule your private viewing today!