



GRASSROOTS
REALTY GROUP

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8 Mt Copper Green SE Calgary, Alberta

MLS # A2252543



\$815,000

Division:	McKenzie Lake		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,420 sq.ft.	Age:	1993 (32 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Corner Lot, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Ceiling Fan(s), Central Vacuum, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Vaulted Ceiling(s)		
Inclusions:	Pool Table and accessories		

Welcome to 8 Mt Copper Green in McKenzie Lake, one of Calgary's premier communities! This beautifully maintained bungalow offers over 2,650 sqft of developed living space, 2 beds up and 2 beds down with 1,400 sqft on the main level and an additional 1,250 sqft in the fully finished walkout basement. Pride of ownership is evident throughout, highlighted by a stunning, park-like backyard featuring mature trees, a manicured lawn, in-ground sprinklers, new fencing, and a spacious exposed aggregate patio—a perfect private retreat. Inside, you'll find a bright, open layout with vaulted ceilings, new triple pane windows, and thoughtful design touches throughout. The main floor features a generous great room with a cozy fireplace, a spacious kitchen, and a versatile front room that can serve as a formal dining space or den. The master bedroom easily accommodates a king-sized bed and includes a private ensuite with a soaker tub and separate shower. A second bedroom and a full bathroom complete the main level. The walkout basement is filled with natural light and offers a large recreation room with a second fireplace and built-ins, a flexible open area currently used as a workout space and pool room, (Pool Table and accessories incl!) two additional large bedrooms, a full bathroom, and ample storage. Additional highlights include a double attached garage, new landscaping, and a fantastic location. McKenzie Lake is just a short stroll away, along with two nearby schools accessible entirely via green space pathways—a safe and scenic walk for kids. You're also just minutes from Fish Creek Park, offering miles of walking and biking trails, breathtaking views, and year-round recreational opportunities. Welcome home! Some Key Features: • Elastomeric painted stucco for long-lasting exterior protection • New triple-pane windows for improved

energy efficiency and soundproofing • New front and rear exterior doors • Located on a quiet street in a family-friendly community • Ample parking not typically found in a cul-de-sac setting • Central air conditioning for year-round comfort • Front Exposed Aggregate Patio with privacy • Extensive Large Granite landscaping in front