



GRASSROOTS
REALTY GROUP

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47 Mt Apex Crescent SE
Calgary, Alberta

MLS # A2256959



\$625,000

Division:	McKenzie Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,632 sq.ft.	Age:	1996 (29 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Front Yard, Garden, Landscaped, Pie Shaped Lot, Private, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Chandelier, Closet Organizers, Crown Molding, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Some items Negotiable (ie Yard Implements)

First, check the 3D iGuide Link/Floor Plans - RPR available too! What do you get combining a private 6800+ square foot landscaped South pie lot, 2-tier deck, shed and treed garden beds, set in a quiet Crescent with double attached garage, almost 2350 sq.ft. developed, upgraded finishings, topped off with only 2 prior owners? You get the perfect purchase! As a bonus, be part of Calgary's most popular vibrant quadrant: prime amenities, Ring Roads, Deerfoot, 130th Ave & 52nd Street SE accesses, and minutes to Mountain Park School, multiple shopping locales and the Bow River pathways! This beautiful home starts with a vaulted foyer & closet, 2-piece bath, and laundry/mud area from the garage - convenience and efficiency at each entry. The hall passes a central Den/Flex, and goes into the unique sunken-living room with full-height fireplace wall, L-shaped kitchen/corner pantry with stainless appliances, and a spacious dining room, naturally lit by huge windows and modern lighting, and clean tile/laminate floors. Exit to the incredible deck, complete with built-in bench and privacy screening, for all-season enjoyment of the sun and Chinook weather. Upstairs, two of the three bedrooms can hold full King-sized beds, dressers or wardrobes, and both have walk-in or step-in closets. There are two complete ensuite bathrooms - the second is split into a sink/wash room with tub/shower and toilet in their own space, between the 2nd and 3rd bedrooms, and a shared linen completes the floor. Last, the finished basement layout has a pantry/canning storage, desk/study nook with built-in shelves, then - where the electrical room is - a rec/games area with window is partly separated from the theatre/media at the rear. Utility is laid out so a big hobby (or future guest bed) room with window is on one half, with tons of storage, and the furnace are by the stairs. A tankless/instant

hot water heater increases efficiency, and there is nothing left out of this great home - but a new owner!