



**323 Mt Cascade Place SE  
Calgary, Alberta**

**MLS # A2259695**



**\$949,900**

<b>Division:</b>	McKenzie Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey Split		
<b>Size:</b>	2,584 sq.ft.	<b>Age:</b>	1993 (32 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Oversized		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Pantry		

**Inclusions:** Shed

This beautifully crafted family home is nestled in one of Calgary's most sought-after established lake communities, ideally located steps from Fish Creek Park and McKenzie Lake Golf Course. With four spacious bedrooms upstairs—including a large primary suite with a four-piece ensuite and a soothing soaker Jacuzzi tub—there's room for everyone to grow and unwind. On the main floor, the formal dining room is perfect for hosting memorable family gatherings, while the cozy family room with a gas fireplace invites evenings spent together. The heart of the home is the warm kitchen, featuring a large pantry, plenty of counter space, and a sunlit breakfast nook wrapped in windows overlooking the yard. Hardwood floors and custom wood built-ins add timeless character and a sense of craftsmanship throughout. The fully developed basement extends the living space with a generous recreation room, a convenient kitchenette for snacks and drinks, and abundant storage. An oversized double attached garage 27.3x23.5 adds everyday practicality, while the expansive yard offers established trees and plants, a garden plot, and a beautiful deck—all creating a private, park-like setting your family will love. With central air conditioning and thoughtful details throughout, this home radiates comfort, warmth, and the kind of charm that makes you want to curl up with a good book. Discover the perfect blend of community, convenience, and character—a home your family will cherish for years to come.