



**GRASSROOTS**  
REALTY GROUP

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**26 Mt Robson Close SE**  
**Calgary, Alberta**

**MLS # A2262995**



**\$750,000**

<b>Division:</b>	McKenzie Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,157 sq.ft.	<b>Age:</b>	1989 (36 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Many Trees, No Ne		

<b>Heating:</b>	Standard, Forced Air	<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>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Chandelier, High Ceilings, Kitchen Island, Open Floorplan, Pantry		

**Inclusions:** Basement electric stove, Refrigerator in basement and garage

Step into this stunning home perfectly designed for family living and effortless entertaining. Nestled in the desirable community of McKenzie, this property features a walkout basement, a spacious backyard, and a thoughtful layout that blends comfort and style. The bright and open main floor welcomes you with large windows, beautiful finishes, and an inviting kitchen and dining area ideal for gatherings. The cozy living room offers the perfect space to relax, while the expansive backyard and walkout patio make summer entertaining a breeze. Upstairs, you'll find 2 well-sized bedrooms and a private primary suite offering plenty of space for rest and retreat. The fully developed walkout basement adds even more versatility &mdash; perfect for a media room, home gym, or guest suite. Located on a quiet, family-friendly street close to schools, parks, river pathways, and all amenities, this home truly has it all &mdash; function, charm, and room to grow.