



GRASSROOTS
REALTY GROUP

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6 Mt Yamnuska Court SE
Calgary, Alberta

MLS # A2268320



\$988,888

Division:	McKenzie Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,317 sq.ft.	Age:	1998 (28 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Corner Lot, Cul-De-Sac, Few Trees, Front Yard, Landscaped, Priv		

Heating:	Fireplace Insert, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Shake, Wood	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Crown Molding, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)		
Inclusions:	Shed, All outdoor pool equipment Solar blanket, Gas heater, Pump and lights		

This outstanding, exceptionally well-maintained home offers an ideal blend of comfort, style, and everyday functionality in one of the area's most desirable four-season lake communities—and includes the added peace of mind of having no Poly-B plumbing. Thoughtfully updated and lovingly cared for over the years, the home is perfectly positioned on a south-facing lot, allowing natural light to fill the main living spaces throughout the day. Its welcoming curb appeal is enhanced by a stucco exterior, shake shingles, and mature landscaping that creates warmth from the very first look. Inside, a rich hardwood entry sets the tone for the quality found throughout the home. The main floor features a beautifully updated maple kitchen, professionally refaced by Cabinet Doctor, complete with granite countertops, a center island, stainless steel appliances, tile backsplash, and solid wood drawers—elevating both practicality and style. The bright nook provides a cozy spot for morning coffee, while the adjoining family room offers an inviting gathering space with hardwood flooring, a gas fireplace with custom tiled surround, and open sightlines that make the main level feel warm and connected. At the front of the home, a cozy living room with a bay window creates a bright, relaxing area for reading or conversation. This space flows seamlessly into the formal dining room, designed to accommodate both intimate dinners and larger celebrations. Thoughtful built-in storage enhances convenience without compromising elegance. Vinyl windows throughout improve comfort, efficiency, and longevity. Practicality shines on the main floor: a tiled mudroom off the heated double attached garage ensures easy cleanup in all seasons, the main-floor washer and dryer simplify daily routines, and a stylish 2-piece bathroom—part of the 2024 renovation—adds a

modern touch. A well-situated main-floor office provides privacy for work or study while remaining connected to the activity of the home. The outdoor living experience is exceptional. In 2008, a large heated swimming pool (30' x 13' x 16' x 18') was installed, transforming the backyard into a private retreat enjoyed 6–7 months of the year. A spacious deck and patio offer multiple zones for dining, lounging, and entertaining, making the backyard feel like a true extension of the home. The fully finished basement adds tremendous versatility with two good-sized bedrooms, a well-appointed 3-piece bathroom, a generous recreation room for movies, games, or workouts, additional storage, and a utility room with a newer hot water tank (2018). Upstairs, a curved staircase with brand-new carpet (2024) leads to three inviting bedrooms, each with ceiling fans for year-round comfort. A bright 5-piece main bathroom provides ample storage and functionality. The rear primary suite offers a peaceful retreat with a walk-in closet and a stunning, professionally renovated 5-piece ensuite (2024) featuring a soaker tub, tiled glass shower, and a large storage vanity