



GRASSROOTS
REALTY GROUP

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132 Mt Apex Green SE
Calgary, Alberta

MLS # A2269538



\$510,000

Division:	McKenzie Lake		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,035 sq.ft.	Age:	1996 (29 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

This spacious 4-level split home is located in the highly sought-after community of McKenzie Lake, offering convenient access to schools, parks, playgrounds, shopping, restaurants, and transit. The property features a functional layout designed for family living and entertaining. The main floor includes a bright living room, dining area, and a kitchen with sliding patio doors leading to the backyard, providing plenty of natural light and great potential for personalization. A few steps up, the second level hosts the primary bedroom along with two additional bedrooms and a four-piece bathroom. This level presents well and provides a comfortable space for family living. The third level, just a few steps down from the main, offers a spacious family room complete with a cozy corner gas fireplace, perfect for relaxing or gathering. This level also includes a fourth bedroom and another full four-piece bathroom. The basement level has partial development and is ready for your finishing touches, with laundry conveniently located on this floor. The home features a double attached garage, a front driveway with parking for two vehicles, and additional on-street parking. The backyard offers a generous outdoor space, ideal for creating your own private retreat. With its excellent location and great potential, this property presents an opportunity to create a home tailored to your style and needs.