



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**15 Mt Norquay Gate SE**  
**Calgary, Alberta**

**MLS # A2275711**



**\$899,900**

<b>Division:</b>	McKenzie Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,403 sq.ft.	<b>Age:</b>	1994 (32 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Aggregate, Double Garage Attached, Driveway, Front Drive, Garage Door Op		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Fruit Trees/Shrub(s), Gazebo, Irregular Lot, Landscap		

<b>Heating:</b>	Mid Efficiency, Fireplace(s), Forced Air, Natural Gas, Wood	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	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>	Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, Pantry, Sauna, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wood Windows		
<b>Inclusions:</b>	N/A		

This stunning 2-storey family home in desirable McKenzie Lake offers over 3,100 sq. ft. of developed living space with 4 bedrooms, 3 $\frac{1}{2}$  bathrooms, extensive upgrades, and includes full lake privileges. Located on a quiet street with no through traffic, it's just steps to Fish Creek Park, walking paths, and nearby schools, with quick access to Deerfoot and Stoney Trails. The main level features soaring vaulted ceilings in the living and dining areas, oak hardwood floors, and a warm, timeless colour palette. The family room is anchored by a gas-ignited wood-burning fireplace, while the gourmet kitchen showcases ceiling-height white maple cabinetry with soft-close features, a walk-in pantry, premium stainless-steel appliances, sleek granite counters, a contrasting island with breakfast bar and built-in wine rack. A bright dining nook overlooks the private, south-facing backyard and opens to the expansive, newer deck. A den/office, laundry and mudroom, powder room, and custom front door with 3-point locking system complete the main level. Upstairs, the spacious primary retreat (approx. 20' x 25') includes a lounge area, walk-in closet, and ensuite with jetted soaker tub, makeup vanity, and shower. Two additional bedrooms with ample-sized closets (one with built-in desk) and a full bathroom complete the upper level. The fully finished lower level includes high ceilings, a large rec room with gas fireplace and projector screen, a fourth bedroom, pristine 3-piece bathroom, and generous storage area currently used as a home gym with potential for an additional bedroom. The south-facing backyard is a true retreat with newer deck, gazebo, interlocking brick patio, hot tub with Covana automated cover, deck umbrella, and outdoor barrel-style sauna. Additional highlights include central A/C, a double attached insulated and drywalled garage and

exposed aggregate driveway. Check the virtual tour and book your showing to see it in person. It's a great move-in ready family home!