



**GRASSROOTS**  
REALTY GROUP

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**7 Mountain Park Circle SE**  
**Calgary, Alberta**

**MLS # A2282437**



**\$865,900**

<b>Division:</b>	McKenzie Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,330 sq.ft.	<b>Age:</b>	1991 (35 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Driveway, Garage Door Opener		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Gazebo, Landscaping		

<b>Heating:</b>	Central, ENERGY STAR Qualified Equipment, Fireplace(s), Forced Air, Humidity Control, Natural Gas	<b>Water:</b>	
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Central Vacuum, Closet Organizers, Double Vanity, Jetted Tub, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Steam Room, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Data

**Inclusions:** Custom cabinets and work bench in garage. Central vac and air compressor with hose/reel in garage. TV in the garage. Two gazebos on rear deck and patio w/60" TV. 12' X 8' back yard shop, fully insulated, wired and drywalled.

Discover your dream family home in this impeccably maintained 2,330 sq ft two-storey with a fully finished basement—offering over 3,500 sq ft of exceptional living space! Step inside to a bright, open main floor featuring stunning “cherry-stained oak micro-bevelled hardwood floors, a rear living room anchored by a cozy wood-burning fireplace, a generous dining room, and a large separate front family room perfect for relaxing or entertaining. The chef's kitchen, renovated in 2023, boasts a beautiful farmhouse sink, to ceiling cabinets w/under lighting, above-range pot filler, and top-tier LG appliances, including a “counter-depth side-by-side, top & bottom ice-maker fridge. Upstairs awaits a luxurious master suite with an oversized 5-piece ensuite and expansive walk-in closet, plus two additional spacious bedrooms and an updated full bath. The fully developed basement delivers even more versatility: a large rec room, flexible bonus room, fourth bedroom, and a show-stopping 3-piece bath featuring a \$6,500 multi-head shower unit (sold as-is. Works but requires a couple of adjustments). Step outside to your private oasis—manicured landscaping with mature pear, cherry, and mountain ash trees (imagine harvesting hundreds of fresh fruits right from your yard!), a new “cedar deck (2019), stamped concrete patio, poured curbing with LED accents, and a year-round “metal gazebo complete with feature wall and “TV. 12' X 8" shed/office fully insulated, wired & drywalled. Recent upgrades galore for peace of mind: New 40-year Legacy Malarkey asphalt shingles (Sept 2020) Full exterior stucco paint, new fascia/gutters/downpipes, metal-clad doors/windows (2020) New interior paint (2020), all-new lighting (2021) Dual-stage, multi-zone furnace with 2 NEST thermostats + central

A/C (2021) New LG appliances (2021), Electrolux washer/steam dryer (2021), NG 40-gal water heater (Feb 2025), New PEX plumbing (Dec 2025), permanent LED soffit lighting (Nov 2025) Over the top 24' deep X 21' wide, 8' high door garage masterpiece: epoxy floor (2015), full wainscoting, built-in cabinets/sink/checker plate counters, saw table, slotted tool wall, central vac, air compressor w/reel & 50' hose. Multi-camera hardwired security system + 2 Ring doorbells (2020), 3-zone underground sprinklers (2022), epoxy stone driveway/walkways, new sod (2022) All updated vinyl windows. Triple-glazed windows across the south (2010), 50 Amp hot tub-ready wiring, and more. This move-in-ready gem combines timeless charm with modern luxury—perfect for families who value quality, space, and outdoor enjoyment. Don't miss this rare opportunity—schedule your private viewing today! RPR has been ordered. See Youtube video @ <https://www.youtube.com/watch?v=e7wd3dKQdvs>