



GRASSROOTS
REALTY GROUP

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210 Mt Lorette Close SE
Calgary, Alberta

MLS # A2286789



\$558,500

Division:	McKenzie Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,506 sq.ft.	Age:	1993 (33 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, High Ceilings, Open Floorplan, Quartz Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: N/A

Incredible opportunity to own a home at a great price in the desirable community of McKenzie Lake. Thoughtfully located steps from a neighborhood park and within a block of local schools, this home blends everyday convenience with comfort and modern living. Offering 2,252 SF of developed living space, the bright main-floor welcomes you into a front living room which flows into an updated kitchen with timeless white cabinetry, quartz countertops, raised eating bar and stainless steel appliances. The dining area gives access to the backyard with expansive deck and poured concrete patio space for summer enjoyment. A family room with soaring vaulted ceilings and cozy gas fireplace and a powder room complete this space. Upstairs you will find a primary suite with walk-in closet and a 4-piece ensuite along with 2 guest rooms which share a 4 piece bathroom. The finished lower level provides a family room, rec/games room, 4th bedroom, 4 piece bathroom and laundry. Enjoy central AC on those hot summer days and the detached double garage on those snowy days. Year around enjoyment at the lake including a private clubhouse, fishing, swimming, tennis, volleyball, skating and don't overlook the miles of scenic walking paths throughout Fish Creek and along the Bow River. Book your showing today!