



**236 Mt Sparrowhawk Place SE  
Calgary, Alberta**

**MLS # A2294294**



**\$1,295,000**

<b>Division:</b>	McKenzie Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,527 sq.ft.	<b>Age:</b>	1991 (35 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.28 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Gazebo, Landscaped, Pie Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<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>	-
<b>Features:</b>	Bookcases, Breakfast Bar, Double Vanity, Quartz Counters		

**Inclusions:** Shed, hot tub, pool table and accessories, theatre room: 6 chairs, projector, Projector screen, 83" TV, amp, speakers, juke box with speakers, 4 TV mounts, pond with koi fish, awning, POE router, iron gazebo.

Rarely does a property offer this exceptional combination of size, location, and extensive upgrades. With over 3,600 sq ft of developed living space, this 6-bedroom home is ideally suited for large or multi-generational families seeking both comfort and functionality. Situated on a quiet cul-de-sac and set on an expansive 12,000+ sq ft lot, this home also features a fully developed walk-out basement, providing additional living space and flexibility for a variety of needs. The location is outstanding—within walking distance to schools and the lake—making daily routines convenient and offering year-round recreational opportunities. The generous yard provides ample space for outdoor enjoyment, while the interior is designed for both everyday living and entertaining, including a dedicated theatre room perfect for family movie nights. Extensively renovated with over \$200,000 in upgrades, this home offers peace of mind and modern appeal. Recent improvements include a new roof, furnace, hot water tank, air conditioning, windows, kitchen, appliances, luxury vinyl plank flooring, lighting, fresh paint throughout, new gravel in the back yard and so much more! This is a rare opportunity to own a beautifully updated, spacious home in a highly desirable location—perfect for families looking to grow, gather, and enjoy.