



**45 Mt Gibraltar Heights SE
Calgary, Alberta**

MLS # A2296220



\$874,900

Division:	McKenzie Lake		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,522 sq.ft.	Age:	1998 (28 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Landscaped, Lawn, Rectangular Lot, Street L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry		

Inclusions: N/A

Tucked away on a quiet cul-de-sac in the highly sought-after community of Mountain Park, this fully developed bungalow delivers the kind of space, style, and comfort that's hard to come by. With over 2,800 sq ft of beautifully finished living space, this home makes an impression before you even step inside—gorgeous curb appeal that hints at everything waiting for you within. Open the door and it all comes together. Soaring 10' ceilings, rich hardwood floors, and modern lighting create a bright, elevated feel throughout the main level. The layout flows effortlessly from a dedicated dining space—perfect for hosting—to an open-concept kitchen and living area designed for everyday living. The kitchen doesn't miss. Granite countertops, updated stainless steel appliances, ample cabinetry, a corner pantry, and under-cabinet lighting set the tone, while the breakfast nook leads you straight out to a custom-built deck—morning coffee just hits different out here. The living room is warm and inviting, anchored by a gas fireplace with stone surround and wood mantle, oversized windows, and built-in speakers that make it just as perfect for quiet nights as it is for entertaining. The primary suite feels like a true retreat, complete with a 5-piece ensuite featuring dual sinks, a jetted tub, separate shower, and a walk-in closet that actually delivers on space. Main floor also offers a flexible second bedroom or office, a full 4-piece bathroom, and a functional mudroom with custom built-ins and front-load laundry—because the little details matter. Downstairs, the fully developed basement opens up even more possibilities. With engineered hardwood flooring, a second living area for movie nights, a spacious rec room for a gym or games setup, two additional bedrooms, a 3-piece bathroom, and a dedicated office, this level adapts to whatever your

life looks like. Out back, you've got room to breathe—plenty of space for kids, pets, or just enjoying a quiet evening in your own yard. Homes like this don't just check boxes—they raise the bar. And once you walk through it, you'll feel exactly why.