



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

MLS # A2132209



\$999,900

Division:	McKenzie Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,071 sq.ft.	Age:	1999 (25 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Low Maintenance Landscape, No		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, Kitchen Island		

Inclusions: Storage Shed

Welcome to the prestigious lake community of MOUNTAIN PARK ESTATES in McKenzie Lake! This Albi Built Home has over 4000 Sq. Ft. of developed area. Located on a quiet street, across from a playground, backs onto a green space with walkway to the ridge overlooking McKenzie Meadows Golf course, Fish Creek Park and the Bow River. Featuring main floor den, formal dining room, large bright living room with 3-way fireplace. The kitchen will delight any cook with lots of counterspace (granite), large center island, stainless steel appliances, huge walk thru pantry and bright eating nook with access to the beautiful maintenance free back yard which is an entertainer's delight. There is also a main floor laundry and 2 pc. bathroom. The feature staircase leads to an open hallway, large bonus room with surround sound system, master bedroom offering a spacious walk-in closet and 7 pc. Ensuite, additional 3 bedrooms, and a 5 pc. bath. The lower level boasts a family / game / exercise room, bedroom and 6 pc. bath with steam shower. Upgrades include a new water heater, furnace, central air, granite in all bathrooms, shingles, and James Hardie concrete siding. The double attached garage is heated, has epoxy flooring and 220 wiring. This home offers so much more that it must be viewed to be appreciated. Get settled in before school starts – a quick possession is available @ 10 Mt. Gibraltar Heights SE Calgary