



**83 Mountain Park Drive SE  
Calgary, Alberta**

**MLS # A2135512**



**\$850,000**

<b>Division:</b>	McKenzie Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,507 sq.ft.	<b>Age:</b>	1992 (32 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Environmental Reserve, Few Trees		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Asphalt, Stucco, Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity		

**Inclusions:** Hot Tub

Price Adjusted to SELL. Pride of Ownership. Updated & Upgraded Bungalow. Siding on to the park & across from additional green space leading to the Bow River with miles of bike/hike pathways! . Views. Bright home with full side to side vaulted ceilings. Brilliant Kitchen, tile and engineered hardwood flooring, 2 gas fireplaces & wrought iron with oak railing. Tremendous lower level development with large bi-level windows includes recreation games room, 2 massive bedrooms, True laundry room with sink. Stand Up Freezer. & cabinets, hobby room of choice or additional storage. Ideal family bungalow with total of 5 bedrooms (3rd one up currently is a walk in closet. Will make a great nursery and or back to a 3rd main floor bedroom. Location. Location. Location close to schools, lake, & parks! Oversized heated garage, top of the line appliances, 2 furnaces, newer hot water tank, spacious newer deck with gas outlet and alarm system (a few months monitoring left). 3 Skylights. Immaculate. Air Conditioned. Hot Tub. Gazebo. Raised concrete flower beds. underground irrigation system. Eavestrough with new leaf guards for maintenance free bonus.