



264 MOUNT COPPER Park SE
Calgary, Alberta

MLS # A2159350



\$850,000

Division:	McKenzie Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,414 sq.ft.	Age:	1992 (32 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, City Lot, Cul-De-Sac, Dog Run Fenced In, Garden, Landscaped, S		

Heating:	In Floor, Mid Efficiency, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Stucco	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: GARAGE: FRIDGE, WHITE CABINETS, WORK BENCH & 2 METAL SHELVING, HEATER IN GARAGE [NEVER USED], BKYD SHED, BSMT: FRIDGE, STOVE, FREEZER, DW, MICROWAVE/HOOD FAN

HOLY MOLY!! A fully finished 3650 sq ft, 2story, w/ WALK-OUT basement [great set-up for extended family].6 BEDROOMS, 4.5 BATHROOMS IN TOTAL [plus a main floor den, if you need another bedroom!] on a cul-de-sac w/lots of extra street parking..ALWAYS A BONUS!! Walk to schools, playgrounds, Fish Creek Park and the amazing LAKE complex, along the beautiful pathway systems throughout the area. Lots of breathing room for everyone here! Knock down ceilings on both upper levels... Spacious living room & formal dining room, along with a wonderful, updated white kitchen, complete w/a large corner pantry, tons of cabinets, upgraded SS appliances, and a large eating area, leading out to the spacious deck for that always needed relaxation time. The family room has a gas fireplace and a huge window [glass is triple glazed & Low-E] for that NW sun! There is also the nice den/flex room PLUS a great laundry room, complete w/a sink, a freezer, a 2 yr old W/D and a convenient side door [old school!]and a large pet door attached if you need it, as well as the entrance door to the drywalled garage w/a wall heater[not used by this seller] & huge attic above for great storage space. The fridge, white storage cabinets, workbench & metal shelving are also included. Upstairs are FOUR large bedrooms. 2 PRIMARY SUITES w/lovely ensuite bathrooms. The 1st primary has a wonderful night view of DT, a custom walk-in closet, a vaulted ceiling & a great ensuite w/a 6' jetted tub, a roomy separate shower and heated floor..The 2nd primary has a new Barn Door leading into its' large ensuite w/a corner tiled shower. The other 2 kids' rooms are also big w/large closets and the back one has a vaulted ceiling... Hard to choose a favourite!.. The main bathroom has updated tile, [walls & floor] as well as a new vanity and black fixtures throughout. All bedrooms have

ceiling fans to help that air conditioning move the air around even more..The lower walk-out level is a dream for older family members!! Many special family gatherings have happened here... Full kitchen, corner pantry, eating area w/a walk-out to a large covered patio and lots of yard & gardens. Concrete stairs on both sides of the yard w/railing for ease to get up & down, if needed. Tile floors in the kitchen & brand new carpet thruout the rest. There is also a spacious family room, w/a gas fireplace & a bench [great extra seating or a plant shelf] built into the bay window. The extra large bedroom has wall to wall closets and is right next door to the bathroom, complete w/a tub/shower combo. The smaller bedroom has 2 closets and can also be used for many other purposes. There is also a freezer in the furnace room, with cabinets above, which are staying AND r/ins for laundry in that same space. In floor heating keeps this level cozy & warm whenever you need it.... ESTATE SALE, so all is "AS IS, WHERE IS", yet, soooo many updates have been done aready!! Listing realtor is related to seller.