



**6 Mount Gibraltar Place SE
Calgary, Alberta**

MLS # A2174416



\$849,900

Division:	McKenzie Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,033 sq.ft.	Age:	1998 (26 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Fruit Trees/Shrub(s), Few Trees, Gazebo		

Heating:	High Efficiency, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Pine Shake	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-

Features: Bidet, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recreation Facilities, Skylight(s), Soaking Tub, Storage, Track Lighting, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: unattached goods are negotiable

LOCATION LOCATION!!!!!! Pride of ownership shows in this well-maintained SOUTH-facing 2 storey home. Totalling over 3000 square feet of DEVELOPED SPACE. Located on a quiet CUL-DE-SAC, steps away from a WALKING PATH leading to the BOW RIVER and Downtown with beautiful mountain views. The main floor consists of a SPACIOUS great room with gas fireplace, large windows for natural light, a built-in entertainment unit, and vaulted ceiling. A formal dining room, main floor bedroom (currently being used as an office). Kitchen has granite counters and Island, the cabinetry is finished in Cherry Oak stain. Main floor laundry and powder room. The KING SIZED PRIMARY SUITE comes with a renovated 5 piece ensuite, walk-in closet with organizers, double sinks with counter storage. Two more bedrooms and renovated 4 piece washroom finish off the upper level. The basement is developed with lots of storage and shelving. Another bedroom, large family room, and a 3 piece washroom. Insulated finished double garage, all stainless steel appliances, newer furnace and hot water tank as of 2018, new central vacuum. Beautiful mature landscaping and fruit trees, spacious deck and GAZEBO, creating a backyard OASIS..... All POLY B has been removed. STUCCO was PAINTED which gives the home a refreshed vibrant, moisture-free presentation with added protection from the elements. There is a raised stone garden bed in the backyard. All toilets are low flow and all lights are LED. All electrical outlets have been updated, some have USB, CAT 6 in various rooms. Treated PINE SHAKES. 8000L DYNASTY LUXURY SWIM SPA.....well maintained ENERGY efficient and LOW maintenance for both EXERCISE and FUN for the whole family. McKenzie Lake offers year-round fun and relaxation with swimming, free boat rentals,

tennis, basketball, fishing, tobogganing, and skating..... shopping, K-9 schools, medical clinic, and transit. Easy access to Stoney Trail and the Deer Foot. INSPECTION REPORT has already been completed showing the house has a clean bill of health.