

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

MLS # A2165061



\$959,900

Division:	McKenzie Lake		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,812 sq.ft.	Age:	1996 (28 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Driveway, Garage Faces Front		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Landscaped, Underground Sprinklers, Private,		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Other, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Breakfast Bar, Built-in Features, Central Vacuum, Granite Counters, Jetted Tub, Open Floorplan, Pantry, Separate Entrance, Skylight(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: all window coverings, pool table & accessories, garage door opener & 2 remotes, shed,

Looking for a large walk-out bungalow or a home with 5 bedrooms in a lake community? Here's your opportunity! This stunning, over 1800 sq. ft. bungalow with a 22'x20' drywalled attached garage, is immaculate both inside and out, having been beautifully updated throughout. As you approach, you'll notice the inviting, maintenance-free, east-facing porch and sitting area. Inside, the main floor impresses with vaulted ceilings, skylights, and an open-concept layout for the living room, dining room, and kitchen. The hardwood floors have been recently refinished, and the living room now boasts a new fireplace with an Italian plaster finish. The kitchen has been refreshed with a new refrigerator, dishwasher, faucet, and soap dispenser. It also features a walk-in pantry, granite countertops, and a peninsula with space for counter stools, plus an additional dining area. The spacious primary bedroom includes a large walk-in closet and an ensuite equipped with double vanities, updated fixtures, a tiled shower with new fixtures and lighting, a large jetted tub, and heated floors. Two additional good-sized bedrooms with new carpet, an updated main bathroom, and a laundry room with a sink and newer washer and dryer complete the main level. The walk-out basement offers an additional 1,500 sq. ft. of living space, featuring knock-down ceilings, vinyl plank flooring, a fireplace, wet bar, and a pool table area. There are also two spacious bedrooms and a 4-piece bathroom. The mechanical room houses a water heater, water softener, and a newer high-efficiency furnace (2015), all well-serviced as is the air conditioner. Other updates and additions include the removal of all Poly-B piping (changed to PEX), new "Leaf-Filter" gutter guards with a lifetime warranty, new downspouts, a roof (2012), phantom screen doors, newer windows, and Hunter Douglas window coverings

throughout. Outside, you'll enjoy the SW-facing upper deck with "Duradek" coating and glass railings, mature landscaping with a 5-zone underground sprinkler system, and a private lower patio with a sunshade. This home is move-in ready and located in a well-established lake community and priced to sell.