

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

MLS # A2166970



\$839,900

Division:	McKenzie Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,026 sq.ft.	Age:	1993 (31 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Lawn, Landscaped, Level, Many Trees, Private		

Heating:	Central, High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Mixed, Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, Pantry, Storage, Vinyl Windows		

Inclusions: Window Coverings-blinds, Shelving in Pantry, Pergola on Back Deck, Planter Box in Front yard, Shed in yard.

Don't miss out on this opportunity in the prestigious community of McKenzie Lake! This stunning home offers exclusive access to the lake for residents, where your active family can enjoy summer activities like swimming, kayaking, fishing, and paddle boarding at the private community lake. The community offers year-round entertainment with skating and ice fishing all winter as well. McKenzie Lake living offers the perfect blend of leisure and active engagement, ideal for those seeking a dynamic lifestyle. With top-rated schools, a golf course, convenient shopping, and easy access to major routes nearby, this location truly has it all. Plus, Fish Creek Park is just a stone's throw away, making it a dream for nature lovers. Situated on a prime corner lot, this home features a spacious front-attached garage and an expansive backyard oasis with a deck, pergola, and mature trees—ideal for outdoor entertaining. Inside, the 2 storey entrance and front sitting room greet you, leading to a kitchen that has been freshly updated with painted cabinets, granite countertops, and a cozy living room with views of the lush backyard. Upstairs, you'll find FOUR generous bedrooms, including a master retreat overlooking the backyard. The ensuite offers a serene escape with a soaker tub, separate shower, sink, and makeup vanity. The partially finished basement includes a large recreation room with additional electric heat, a stunning 3-piece bath completed in 2023, and plenty of storage space. Noteworthy upgrades include new windows and doors (2021/2022), a new garage door (2022), and a new furnace (2022), dishwasher (2022) ensuring the home is move-in ready. Perfectly positioned within walking distance of schools, close to the golf course, and with easy access to shopping centers, major routes, and Fish Creek Park, this home offers the best of

McKenzie Lake living. Don't miss your chance to own a piece of this vibrant and active community!