

# \$879,900 - 36 Mt Alberta Green Se, Calgary

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MLS® #A2066681

**\$879,900**

4 Bedroom, 3.00 Bathroom, 1,810 sqft

Residential on 0.13 Acres

McKenzie Lake, Calgary, Alberta

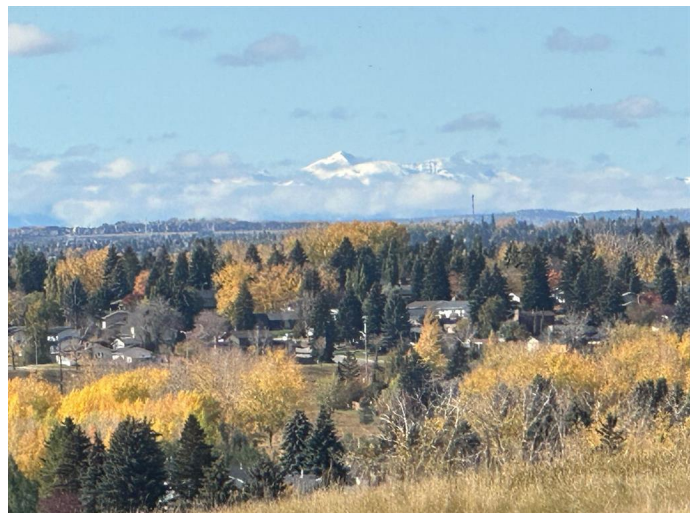
Welcome to this appealing and spacious 1800 sq ft bungalow located in a highly sought-after area of Calgary. This delightful home offers an abundance of space and fantastic natural light, creating an inviting and warm atmosphere throughout.

As you step inside, you'll be captivated by the open layout and vaulted ceilings, creating a sense of grandeur and elegance. The large skylight floods the main floor with natural light, further enhancing the bright and airy ambiance.

The living area boasts a cozy fireplace, perfect for those chilly evenings, while the spacious kitchen provides ample room for culinary adventures. Imagine cooking your favorite meals surrounded by the picturesque view of the mountains and the breathtaking west end of downtown Calgary.

One of the main highlights of this bungalow is the fully finished walkout basement, offering additional living space and versatility. Step outside onto the wrap-around sundeck, where you can bask in the sun or relax in the shaded area, perfect for entertaining friends and family.

This home also features a luxurious 5-piece ensuite bathroom, providing a private oasis within the comfort of your own home. With four bedrooms, there's plenty of room for a growing



family or accommodating guests, and the three full bathrooms ensure everyone's comfort and convenience.

Conveniently located, this bungalow backs onto a serene green space, offering privacy and tranquility. Enjoy the breathtaking views of the nearby mountains and the vibrant cityscape. The double garage provides ample parking and storage space, adding to the convenience of this remarkable property.

The exterior shutters on the lower-level windows add a touch of character and curb appeal, enhancing the overall charm of this beautiful home. Don't miss the opportunity to make this spacious and bright bungalow yours, where you can enjoy both the serenity of the green space and the bustling city life just moments away.

Contact us today for more information and to schedule a viewing of this remarkable property.

Built in 1998

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2066681    |
| Price          | \$879,900   |
| Sold Price     | \$800,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,810       |
| Acres          | 0.13        |
| Year Built     | 1998        |
| Type           | Residential |

|          |          |
|----------|----------|
| Sub-Type | Detached |
| Style    | Bungalow |
| Status   | Sold     |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 36 Mt Alberta Green Se |
| Subdivision | McKenzie Lake          |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2Z 3G8                |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Other                  |
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |

### Interior

|                   |                                                                                                                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, Natural Woodwork, Open Floorplan, Pantry, See Remarks, Skylight(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Built-In Oven, Dishwasher, Electric Cooktop, Garage Control(s), Refrigerator, Window Coverings                                                                                                                                         |
| Heating           | Central, Fireplace(s), Floor Furnace, Natural Gas                                                                                                                                                                                      |
| Cooling           | None                                                                                                                                                                                                                                   |
| Fireplace         | Yes                                                                                                                                                                                                                                    |
| # of Fireplaces   | 2                                                                                                                                                                                                                                      |
| Fireplaces        | Gas, Glass Doors, Great Room, Recreation Room, See Remarks, Three-Sided, Tile                                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                                                                                                    |
| Basement          | Finished, Walk-Out                                                                                                                                                                                                                     |

### Exterior

|                   |                                                                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Other                                                                                                                                                                                        |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Front Yard, Lawn, Gentle Sloping, Greenbelt, Landscaped, Street Lighting, Rectangular Lot, See Remarks, Sloped Down, Views |
| Roof              | Shake                                                                                                                                                                                        |
| Construction      | Stone, Stucco, Wood Frame                                                                                                                                                                    |

|            |                 |
|------------|-----------------|
| Foundation | Poured Concrete |
|------------|-----------------|

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | July 18th, 2023     |
| Date Sold      | November 21st, 2023 |
| Days on Market | 126                 |
| Zoning         | R-C2                |
| HOA Fees       | 267.00              |
| HOA Fees Freq. | ANN                 |

### **Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | RE/MAX REAL ESTATE (CENTRAL) |
|----------------|------------------------------|

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