

\$1,149,900 - 105 Mt Alberta Place Se, Calgary

MLS® #A2119821

\$1,149,900

4 Bedroom, 4.00 Bathroom, 2,614 sqft

Residential on 0.13 Acres

McKenzie Lake, Calgary, Alberta

Looking for a unicorn in the heart of McKenzie Lake? Search no further! Fully finished home w/almost 4000 sq.ft of developed living space is the one. Meticulously maintained and sitting on the perfect lot in a quiet cul-de-sac and backing onto the Bow River pathway, keeps nature and beautiful mountain views right at your fingertips. As you enter the home, the foyer welcomes you w/18ft tall ceilings, a grand curved staircase and gleaming hardwood floors throughout the main floor. Formal living room has floor to ceiling windows providing an abundance of natural light. Living room opens to the dining room w/plenty of space to host your dinner parties. Beautifully renovated kitchen is sure to impress with Legacy cupboards, timeless backsplash and granite counters. Huge island provides plenty of prep space and storage on both sides makes the area functional. Dacor 6-burner gas cooktop and upgraded Kitchen-Aid appliances are a chef's dream. Cozy family room is complete w/built-ins and updated brick & wood mantle around the gas fireplace is a great focal point. you will want to relax in this room. Patio door leads out to the large South facing deck w/glass railing, dura-deck flooring plus gas line for your BBQ. Don't forget about the automatic awning. the perfect addition to offer some shade on those hot summer days. Main floor office w/French doors is the perfect space for those still working from home or in need of a private space. Great laundry & mudroom w/ample storage, lockers



plus granite counters and sink plus an updated 2-pc bath complete the main floor. Primary bedroom is the perfect retreat. This massive space can easily accommodate your king bed and all your furniture. Wall of windows offers a fantastic view of the pathway system. 5-pc spa like ensuite will not disappoint w/large vanity complete w/storage tower & double sinks. Spacious, fully tiled walk-in shower and large soaker tub are an added bonus! plus don't forget the walk-in closet. 2nd & 3rd bedrooms are both well sized offering great sq.ft and storage space. Recently renovated walk-out basement has vinyl plank throughout w/in-floor heat makes it the space you will want to hang out in. Large rec room plus separate play area/multi-functional space provide great views of the private, sunny backyard. Den w/barn doors leads to the home salon or convert the area into a gym. Spacious 4th bedroom and 4-pc bath finish off the level. All the big ticket items have been addressed including a light weight concrete roof, redone exterior w/elastomeric acrylic paint, boiler system replaced in 2016, Floortex polyaspartic coating in garage (in-floor heating is ruffed in and can connect to existing boiler) plus a high efficiency furnace in Jan 2022. Complete w/lake access and the Bow Pathway system right outside your front door, the location can't be beat. Easy access to Deerfoot Trail, shopping and schools makes life easier. Don't miss out on this amazing opportunity. Move in and enjoy all the perks this summer.

Built in 1997

Essential Information

MLS® #	A2119821
Price	\$1,149,900
Sold Price	\$1,130,000

Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,614
Acres	0.13
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	105 Mt Alberta Place Se
Subdivision	McKenzie Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 3G6

Amenities

Amenities	Clubhouse, Playground, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	Built-in Features, Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Storage
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	BBQ gas line
Lot Description	Backs on to Park/Green Space, Cul-De-Sac, Environmental Reserve, No Neighbours Behind, Landscaped, Underground Sprinklers, Rectangular Lot
Roof	Concrete
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	April 4th, 2024
Date Sold	April 12th, 2024
Days on Market	8
Zoning	R-C1
HOA Fees	262.50
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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