

\$749,900 - 22 Mt Alberta Manor Se, Calgary

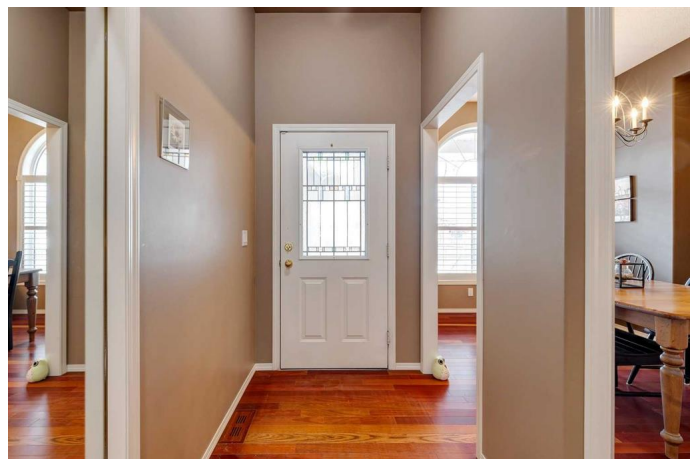
MLS® #A2123169

\$749,900

4 Bedroom, 3.00 Bathroom, 1,617 sqft
Residential on 0.11 Acres

McKenzie Lake, Calgary, Alberta

A RARE opportunity to live in Legacy Ridge of McKenzie Lake - just steps to the scenic pathway system overlooking the Bow River. A dream Detached bungalow offering 2800 SF of living space nestled in a coveted enclave of bungalow residences. Never have to shovel snow, mow or water your grass again - landscaping and snow removal is taken care of for \$148 per month (\$1780 paid yearly) as part of the Legacy Ridge HOA. A stunning home with well appointed rooms, 10'™ and 9'™ ceilings on main levels + numerous quality updates. Private foyer opens to the formal dining room featuring an arched window overlooking the front yard. Ideal kitchen presents an abundance of storage and prep space, pantry, built-in island (w/glass enclosed book shelves) + granite countertops. Gorgeous living room is highlighted by a feature fireplace and large window for views of the yard, a dining nook area and access to the large 2 level deck. Fabulous principle bedroom with room for all your favorite furniture + a 5-piece ensuite with soaker tub, dual vanities and shower! You will love the spacious walk-in closet too. The main level also hosts a spacious 2nd bedroom/den, 3-piece guest bath plus generous double garage (23.6x19.6). Fully finished lower is a perfect entertainment hub and family space with a huge recreational room + gas fireplace, 2 more spacious bedrooms, a 4-piece bath and loads of additional storage. Laundry room is currently downstairs but could be moved by



garage entrance (no hookup's installed however utility room is directly below). Hardwood flooring throughout main level, Lennox furnace (2017), H2O tank (2019), new Deksmart Vinyl decking (2020) and immense pride of ownership. Be sure to check out one of the best views and pathway systems right across the street. Easy access to McKenzie Meadows Golf course, Fish Creek Park, Schools, fantastic amenities of McKenzie Lake and so much more. Welcome Home!!

Built in 1998

Essential Information

MLS® #	A2123169
Price	\$749,900
Sold Price	\$785,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,617
Acres	0.11
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	22 Mt Alberta Manor Se
Subdivision	McKenzie Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 3J4

Amenities

Amenities	None
Parking Spaces	4

Parking	Double Garage Attached
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Interior

Interior Features	Breakfast Bar, Double Vanity, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Lawn, Low Maintenance Landscape, Landscaped, Street Lighting, Underground Sprinklers, Rectangular Lot
Roof	Cedar Shake
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 17th, 2024
Date Sold	April 22nd, 2024
Days on Market	5
Zoning	R-C2
HOA Fees	262.50
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Realty Professionals
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