

\$1,079,000 - 75 Mountain Park Circle Se, Calgary

MLS® #A2135688

\$1,079,000

5 Bedroom, 4.00 Bathroom, 2,519 sqft

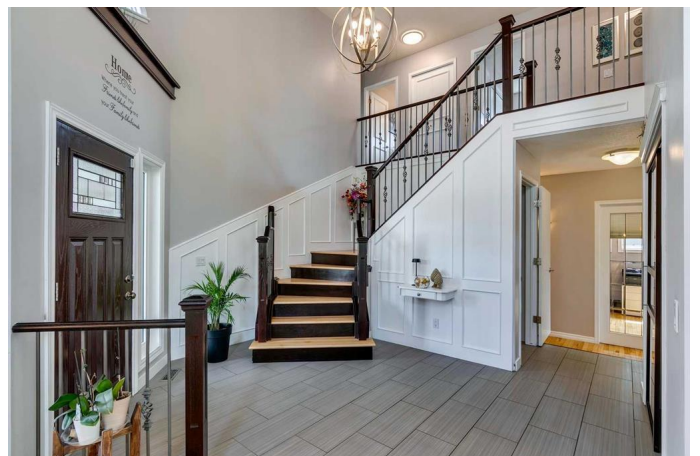
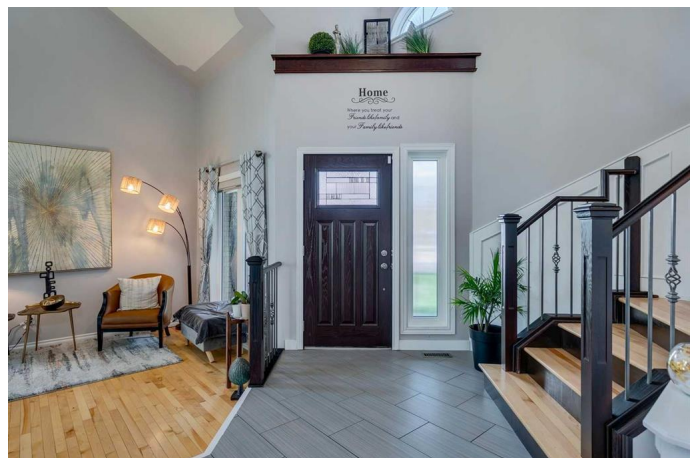
Residential on 0.15 Acres

McKenzie Lake, Calgary, Alberta

PRICE IMPROVEMENT - Experience living in this executive Laratta-built home, nestled in the highly sought-after community of McKenzie Lake in Calgary. This exquisite residence offers exclusive lake access, providing unparalleled recreational opportunities such as swimming, fishing, kayaking, and paddle boarding. Residents also enjoy private beach areas, beautifully maintained parks, and year-round activities like skating and community events. With these unique privileges, McKenzie Lake living embodies a lifestyle of leisure and community engagement, making it a dream come true for those who cherish an active and vibrant lifestyle.

Perfectly positioned, the home is within walking distance to schools, near a golf course, and enjoys easy access to major routes, shopping centers, and various amenities. Additionally, the property is conveniently close to Fish Creek Park, adding to its appeal for nature lovers.

One of the standout features of this property is the replacement of Poly B plumbing, a \$20K value upgrade that ensures peace of mind for the new owners. Additionally, the home boasts new furnaces, hot water tanks, air conditioners, and a newer roof. The installation of new LUX triple-pane glazed windows with new roller blinds further enhances the home's



energy efficiency and comfort.

Step through the grand entryway into a main floor that impresses with vaulted ceilings in the living and dining rooms, creating an open and airy atmosphere. The renovated kitchen is a chef's dream, featuring top-of-the-line stainless steel JennAir appliances, including a gas cook top and double ovens, and granite counter tops that provide ample workspace. A center island and a kitchen bar offer additional seating and prep space, making it ideal for casual dining and entertaining. The large walk-in pantry provides ample storage for all your culinary needs. The kitchen opens seamlessly to a cozy family room with a charming wood fireplace and custom built-ins, perfect for relaxed family gatherings. The west-facing windows flood the space with natural light and offer stunning sunset views. A large deck with Duradek flooring and gas lines for effortless grilling extends the living space outdoors, making it ideal for entertaining. An office with a convenient Murphy bed, a stylish powder room, and a well-appointed laundry room complete this level.

Upstairs, discover four spacious bedrooms, each thoughtfully designed for comfort and privacy. The newly renovated bathroom features modern fixtures and finishes. The owner's retreat is a true sanctuary, boasting a luxurious spa ensuite with a deep soaking tub, a separate glass-enclosed shower, and custom closet organizers for optimal storage. The lower level walkout basement is an entertainer's paradise, featuring a spacious family and games room, a fully equipped gym, a comfortable bedroom, and a modern bathroom. This level opens to an intimate covered porch patio with an epoxy floor and gas lines, perfect for your outdoor enjoyment.

Built in 1991

Essential Information

MLS® #	A2135688
Price	\$1,079,000
Sold Price	\$1,072,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,519
Acres	0.15
Year Built	1991
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	75 Mountain Park Circle Se
Subdivision	McKenzie Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 1N7

Amenities

Amenities	Beach Access, Clubhouse, Recreation Facilities
Parking Spaces	6
Parking	Triple Garage Attached

Interior

Interior Features	Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Recessed Lighting, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Double Oven, Garage Control(s), Gas Cooktop, Washer/Dryer, Water Softener, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	2
Fireplaces	Brick Facing, Gas, Mantle, Raised Hearth, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Dog Run
Lot Description	Close to Clubhouse, Dog Run Fenced In, Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 29th, 2024
Date Sold	August 28th, 2024
Days on Market	91
Zoning	R-C1
HOA Fees	262.50
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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