

\$1,199,888 - 44 Mt Cascade Close Se, Calgary

MLS® #A2137828

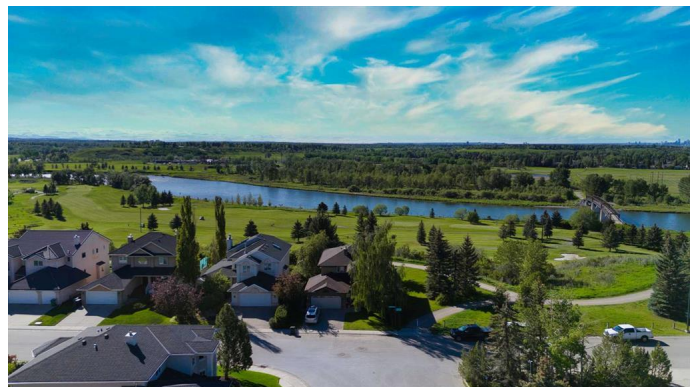
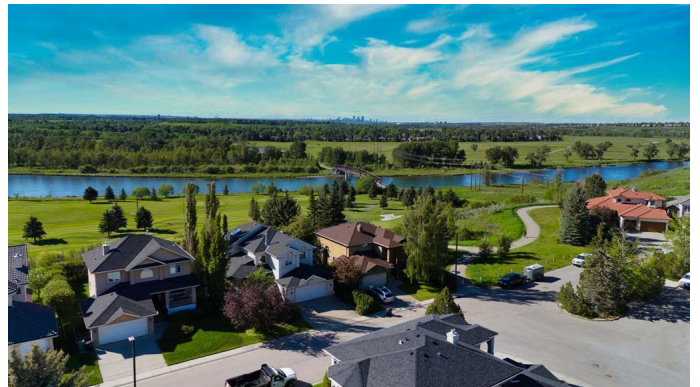
\$1,199,888

3 Bedroom, 4.00 Bathroom, 2,604 sqft

Residential on 0.18 Acres

McKenzie Lake, Calgary, Alberta

You've been calling your agent...you've been knocking on doors...you've waiting for an opportunity to purchase a home on ONE OF THE MOST SOUGHT OUT LOCATIONS IN THE CITY OF CALGARY....and now it's here! ESTATE HOME | BACKING ONTO MCKENZIE LAKE RIDGE | SIDING ONTO GREEN SPACE/PATHWAYS | ENDLESS VIEWS of the BOW RIVER... the ROCKY MOUNTAINS...the DOWNTOWN CITY SKYLINE | FINISHED WALKOUT BASEMENT opening up to a MASSIVE BACKYARD | CENTRAL AIR CONDITIONING | GRAND ENTRANCE...with OPEN TO ABOVE CEILINGS and a UPPER LEVEL LOFT | 3.5 BATHROOMS | 2 FIREPLACES | and of course LAKE ACCESS | Backing and siding onto green spaces and walking paths with panoramic river, mountain and city views! This executive estate home in a charming lake and golf side community has it all - a finished walkout basement, central air conditioning, a spacious floor plan, crown molding, hardwood floors and a backyard oasis with no rear neighbours to obstruct the tranquillity. Open to above with extra windows the front living room is bright and airy with direct access to the formal dining room, perfect for entertaining. Floor-to-ceiling built-ins flank the gas fireplace in the living room, inviting you to sit back and put your feet up while enjoying your endless views. The chef's kitchen inspires culinary creativity featuring a plethora of cabinets, stainless steel appliances and a centre prep



island. The breakfast nook encased in windows that showcase those stunning views create a serene backdrop for your family meals. Glass railings on the adjacent oversized walkout deck ensure none of those glorious views are missed while hosting summer barbeques or soaking up the west sunshine. A main floor den/office with a built-in desk and storage make a working from home a win! And a privately tucked away powder room complete the main level. Open to below the upper level loft is a bright and cheerful place to curl up with a good book while built-ins provide loads of storage and display space. Retreat at the end of the day to the primary oasis complete with a large walk-in closet and luxurious ensuite boasting a jetted soaker tub making it a true owner's sanctuary. 2 more good sized bedrooms and another full bathroom are also on this floor. An entertainer's dream, the finished basement has 2 massive rec rooms divided by a feature stone encased double sided fireplace creating another grande grand focal point and a cozy atmosphere. Need another bedroom...many options to make that work with a full 3 piece bathroom already in place. Walk-out to the meticulously landscaped backyard with a covered stone patio and carefully positioned privacy trees at the edge of your lot. All this on a premium location at an unbeatable price. Don't let another rare ridge opportunity pass you by. Call your agent and book a showing now!

Built in 1993

Essential Information

MLS® #	A2137828
Price	\$1,199,888
Sold Price	\$1,155,000
Bedrooms	3

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,604
Acres	0.18
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	44 Mt Cascade Close Se
Subdivision	McKenzie Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 2K4

Amenities

Amenities	Beach Access, Boating, Clubhouse, Park, Picnic Area, Playground, Racquet Courts, Recreation Facilities
Parking Spaces	4
Parking	Double Garage Attached, Oversized

Interior

Interior Features	Beamed Ceilings, Bookcases, Built-in Features, Ceiling Fan(s), Crown Molding, High Ceilings, Jetted Tub, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Recessed Lighting, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer, Water Softener
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Brick Facing, Double Sided, Family Room, Gas, Mantle, Recreation Room, Tile
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Lawn, No Neighbours Behind, Landscaped, Many Trees, Rectangular Lot, Views
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 7th, 2024
Date Sold	August 10th, 2024
Days on Market	64
Zoning	R-C1
HOA Fees	267.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
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