

# \$809,900 - 99 Mt Robson Circle Se, Calgary

MLS® #A2140053

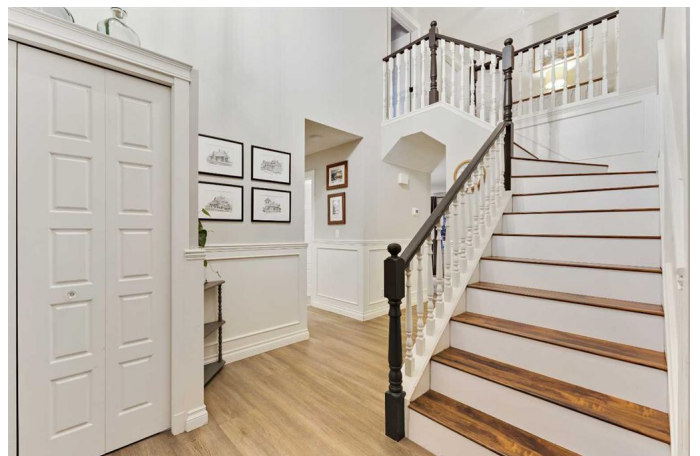
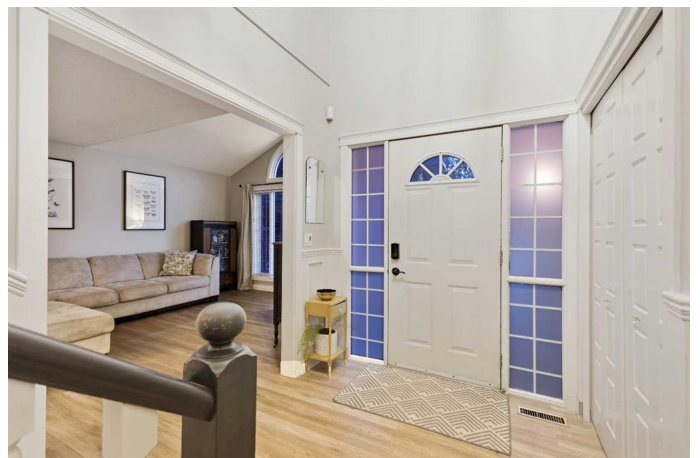
**\$809,900**

3 Bedroom, 3.00 Bathroom, 2,095 sqft

Residential on 0.17 Acres

McKenzie Lake, Calgary, Alberta

Here is an AIR-CONDITIONED, 2-story HOME that has 2974 Sq Ft of DEVELOPED Living Space, 3 Bedrooms, 4 Bathrooms (incl/EN-SUITE), an ATTACHED DOUBLE GARAGE (Insulated), a 13' X 9' FRONT PATIO, + a 21' X 9' DECK on a 7308 Sq Ft CORNER LOT in the Community of McKenzie Lake!!! As you walk up to the BEAUTIFUL CURB Appeal w/Mature Trees, Bushes, + LOW-MAINTENANCE Landscaping, you will come across the QUAIN'T Patio area which is PERFECT for sitting outside in a chair gazing at the Stars. The Front Porch is WELCOMING, as you enter into the Foyer where there are 10' VAULTED CEILINGS, HARDWOOD Flooring, WAINSCOTING, + NEUTRAL Colour Tones throughout. The Living Room has a MASSIVE window, + an arched window above that fills the room w/NATURAL Light, + is designed for hosting gatherings for GUESTS or RELAXING w/Good Book. There is an ARCHED doorway providing seamless flow to the Dining Room for those SPECIAL MEALS around the table w/FAMILY or FRIENDS or a Romantic candlelight dinner. Going through another CONVENIENT doorway leads into the Kitchen that has OAK Cabinetry, Tiled Backsplash, SS Appliances, GRANITE Countertops, a LARGE center ISLAND w/Breakfast Bar casual dining or your morning coffee, + BAR Fridge, a Corner Pantry, + a COZY BAY window to gaze out, incl/door to the backyard Deck. Just steps



down is the Family Room that INVITES you to put your feet up for a Quiet RETREAT or cuddle up as the Brick-Facing, WOOD-BURNING Fireplace gives WARMTH on those chilly nights. There is a 2 pc Bathroom, a Den/Office, a Mud Room that leads out to the garage, + the Laundry Room to complete the Main Floor. Heading upstairs which is open below due to the Vaulted Ceiling, is a 4 pc Bathroom, 2 Good-Sized Bedrooms, a Primary Bedroom w/WALK-IN Closet, + a 4 pc EN-SUITE Tiled Bathroom w/Soaker Tub., + Standing Shower. In the Full Basement is the Recreation Room w/Flex area for those Game or Movie Nights, or setting up an area for your favourite Hobby, + a STORAGE closet. There is a 3 pc Bathroom, + a Potential Bedroom. The HUGE Utility Room has 2 Hot Water Tanks, a 2022 Furnace, + another STORAGE Room!!! Step outside to this SPACIOUS, LANDSCAPED Backyard OASIS is designed for RELAXATION, + ENTERTAINMENT hosting Summer BBQs. Deck, Trees, + LUSH Greenery create a natural PRIVACY screen, + a SERENE escape right at HOME. The shaded areas for seating or hosting GATHERINGS, enjoying the SUNRISE, Outdoor Gardening, + Outdoor Dining. ONLY a 5-MIN WALK to 2 Schools, + the LAKE ENTRANCE!!! MCKENZIE LAKE has a VARIETY of PROGRAMS for EVERY AGE GROUP, + a COMMUNITY CENTRE. This INCREDIBLE COMMUNITY is 5 Minutes to the BOW RIVER VALLEY PATHWAY SYSTEM which is 630+ KM - the LARGEST, + LONGEST PAVED URBAN TRAIL Network in North America. There are so many Amenities nearby incl/MCKENZIE TOWNE/SETON such as RESTAURANTS, SHOPPING, PROFESSIONAL OFFICES, GYMS, + more. Quick commute by Deerfoot Trail, Stoney Trail, + Transit to Downtown. BOOK your SHOWING TODAY!!!

Built in 1989

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2140053    |
| Price          | \$809,900   |
| Sold Price     | \$840,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 2,095       |
| Acres          | 0.17        |
| Year Built     | 1989        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 99 Mt Robson Circle Se |
| Subdivision | McKenzie Lake          |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2Z 2C1                |

## Amenities

|                |                                                                                     |
|----------------|-------------------------------------------------------------------------------------|
| Amenities      | None                                                                                |
| Parking Spaces | 4                                                                                   |
| Parking        | Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front, Insulated |

## Interior

|                   |                                                                                                                                                                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Track Lighting, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wood Windows |
| Appliances        | Bar Fridge, Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings                                                                                                                 |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                                                                                                  |

|                 |                                                                            |
|-----------------|----------------------------------------------------------------------------|
| Cooling         | Central Air                                                                |
| Fireplace       | Yes                                                                        |
| # of Fireplaces | 1                                                                          |
| Fireplaces      | Brick Facing, Decorative, Living Room, Mantle, Raised Hearth, Wood Burning |
| Has Basement    | Yes                                                                        |
| Basement        | Finished, Full                                                             |

## Exterior

|                   |                                                                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Garden, Lighting, Private Entrance, Private Yard, Rain Gutters, Storage                                                                             |
| Lot Description   | Back Yard, City Lot, Corner Lot, Fruit Trees/Shrub(s), Front Yard, Lawn, Irregular Lot, Landscaped, Street Lighting, Pie Shaped Lot, Private, Treed |
| Roof              | Cedar Shake                                                                                                                                         |
| Construction      | Stucco, Wood Frame                                                                                                                                  |
| Foundation        | Poured Concrete                                                                                                                                     |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 20th, 2024 |
| Date Sold      | June 27th, 2024 |
| Days on Market | 6               |
| Zoning         | R-C1            |
| HOA Fees       | 260.00          |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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