

\$549,900 - 436 Mt Lorette Place Se, Calgary

MLS® #A2179703

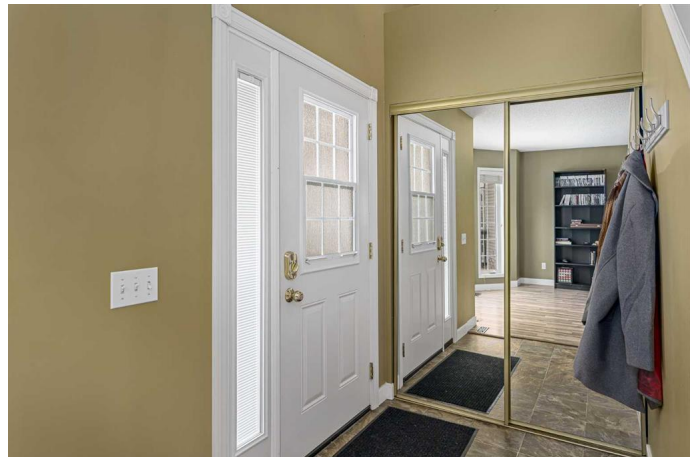
\$549,900

3 Bedroom, 3.00 Bathroom, 1,633 sqft

Residential on 0.11 Acres

McKenzie Lake, Calgary, Alberta

Nestled in a tranquil cul-de-sac with a picturesque central treed area, this home offers an enviable location. It's just steps from schools, amenities, playgrounds, and walking and biking paths, with quick access to Deerfoot and Stoney Trails, ensuring both convenience and connectivity. Situated on a generous pie-shaped lot, the property features a double detached oversized garage and a spacious backyard—ideal for entertaining, gardening, or simply enjoying the outdoors. Inside, the thoughtfully designed layout blends functionality with charm. The front entrance boasts an open-to-above vaulted ceiling, setting an inviting tone. A bright bay window in the front living room overlooks the cul-de-sac, flooding the space with natural light. Adjacent is the dining room, perfect for family meals or entertaining guests. The heart of the home lies at the back, where an oversized kitchen awaits with ample cabinets and counter space, including an island for gatherings. Opposite the kitchen, a versatile area serves as a cozy family room or secondary dining space, complete with a central gas fireplace for added warmth and ambiance. Direct access from the kitchen leads to the expansive backyard, the perfect spot for summer BBQs. Upstairs, the primary bedroom offers a walk-in closet and a private 4-piece ensuite with a clever layout—an open sink area and a separate door for the shower and toilet. Two additional bedrooms and a second 4-piece bathroom complete this level, ideal for family living. The



fully developed basement adds even more value, featuring Berber carpet, a large two-part rec room, and a spacious room perfect for a hobby area or home office. You'll also find ample storage on both sides of the stairs and a newer hot water tank installed just two years ago. Additional updates include a roof replacement within the last five years, ensuring peace of mind for years to come. This home is not just about the house itself—it's about the incredible location and lifestyle it offers. As a resident of McKenzie Lake, you'll enjoy exclusive access to the private lake and park. This pristine lake offers year-round recreational activities, including swimming, fishing, and skating, fostering a strong sense of community. It's important to note that not all homes in McKenzie Lake come with lake privileges; this property does, adding significant value and appeal. Don't miss your chance to own a property with endless potential in one of the most desirable spots in the neighborhood!

Built in 1994

Essential Information

MLS® #	A2179703
Price	\$549,900
Sold Price	\$550,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,633
Acres	0.11
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	436 Mt Lorette Place Se
Subdivision	McKenzie Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 2L7

Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Kitchen Island
Appliances	Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings, Electric Oven
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Landscaped, Cul-De-Sac, Pie Shaped Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Wood Frame, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 21st, 2024
Date Sold	December 3rd, 2024
Days on Market	12
Zoning	R-CG

HOA Fees	262.50
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker
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