

## 38 Mt Selkirk Place SE Calgary, Alberta

**MLS # A2226638**



# \$710,000

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | McKenzie Lake                                      |               |                   |
| <b>Type:</b>     | Residential/House                                  |               |                   |
| <b>Style:</b>    | 2 Storey   |               |                   |
| <b>Size:</b>     | 1,926 sq.ft.                                       | <b>Age:</b>   | 1996 (29 yrs old) |
| <b>Beds:</b>     | 5  | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                             |               |                   |
| <b>Lot Size:</b> | 0.14 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Yard, Cul-De-Sac, Pie Shaped Lot, See Remarks |               |                   |

|                    |   |                   |      |
|--------------------|---|-------------------|------|
| <b>Heating:</b>    | Central   | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Laminate  | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full  | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame  | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Pantry, See Remarks, Storage, Tile Counters, Vinyl Windows, Walk-In Closet(s) |                   |      |

**Inclusions:** N/A

Welcome to this stunning 5-bedroom, 3.5-bathroom home nestled on a spacious pie-shaped lot in the sought-after McKenzie Lake community. Located on the tranquil cul-de-sac of Mt Selkirk Place, this prime location is just two blocks from the McKenzie Lake Community Centre, offering exclusive access to a private beach, tennis courts, scenic walkways, bike paths, and lush parks. Enjoy serene moments by the lake or leisurely strolls along the Bow River—this home places it all at your doorstep. Step inside to a bright foyer and inviting front porch, leading to a spacious formal living and dining room bathed in natural light. The heart of the home lies at the back, where a generous kitchen with a pantry flows seamlessly into a cozy dining nook and family room, complete with a warm gas fireplace—perfect for chilly mornings. A convenient half bath and expansive mudroom/laundry area complete the main level. Upstairs, discover four well-appointed bedrooms, including a large primary suite with a luxurious ensuite overlooking the expansive backyard, plus an additional full bathroom. The fully finished basement offers a fifth bedroom, another full bathroom, and two storage rooms, making this home ideal for large families or those craving extra space. With nearly 2,800 sq ft of thoughtfully designed living space, this McKenzie Lake gem is a rare opportunity you won't want to miss!