

194 Mountain Park Drive SE
Calgary, Alberta

MLS # A2289026



\$975,000

Division:	McKenzie Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,516 sq.ft.	Age:	1992 (34 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Faces Front		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Low Maintenance Landscape, No Back Lane, P		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Built-in Features, Closet Organizers, Double Vanity, Jetted Tub, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Vinyl Windows

Inclusions: Shed

Absolutely immaculate and beautifully upgraded 2-storey walkout in the highly sought-after community of McKenzie Lake — offering lake living just in time for summer. In addition access to Mckenzie Lake Golf Course and walking distance to both public and catholic schools. From the moment you step inside, the pride of ownership is undeniable. The main floor features a stunning laundry room off the garage with custom cabinetry, a beautifully updated powder room, and a bright private office — perfect for working from home. Attention to detail is undeniably noticed for finishes and design. The layout flows seamlessly through the large formal living and dining areas into the warm and inviting family room with a classic gas wood-burning fireplace. The kitchen is truly exceptional — showcasing high-end custom cabinetry with thoughtful built-ins and storage throughout showcasing custom interior options for optimum entertaining, stainless steel wall unit appliances, a gas cooktop, and a large central island with large cast iron sink ideal for gathering. Hardwood floors add warmth and elegance across the main level. Step outside to the extended upper deck — a perfect space for entertaining or enjoying quiet evenings. Upstairs you’ll find four spacious bedrooms, a beautifully updated main bath, and a huge primary retreat with mountain view from master complete with a large ensuite and double closets. The fully finished walkout basement expands your living space with a fifth bedroom with custom cabinetry built ins, a spa-inspired bathroom with a walk in shower, a generous recreation area, and a full second kitchen offering modern custom cabinetry throughout and custom quartz countertops. — offering excellent flexibility for extended family or future potential (subject to city approval and permitting). Additional upgrades

include custom silhouette blinds, all new exterior Lux windows and doors throughout, two new furnaces, and central air conditioning, replaced shingled roof, custom staircase and rails on second/upper floor and basement . House Security (monitored by Telus) access control panels in laundry area and master bedroom.