

**30 Mt Yamnuska Court SE**  
**Calgary, Alberta**

**MLS # A2319120**



**\$879,000**

<b>Division:</b>	McKenzie Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,257 sq.ft.	<b>Age:</b>	1997 (29 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Closet Organizers, High Ceilings, See Remarks		

**Inclusions:** Shed

Welcome to this meticulously maintained 5-bedroom family home nestled in the sought-after lake community of McKenzie Lake &mdash; situated on a quiet, child-friendly street with no through traffic. Boasting over 3100 ft<sup>2</sup> of developed space, this bright and spacious home is thoughtfully designed for family living at every level. The open main floor impresses with soaring cathedral ceilings and large windows that flood the space with natural light. A curved staircase serves as a stunning focal point, while the combination living and dining area, an office with French glass doors, and a family room with a built-in entertainment unit and fireplace offer generous room for every occasion. The gourmet kitchen is a true showpiece, featuring crisp white cabinetry, an oversized granite island, matching backsplash, upgraded appliances, under-cabinet lighting, and a spacious nook large enough for a family-sized table. Upstairs you’ll find three bedrooms include a serene primary suite with a walk-in closet and ensuite featuring a corner soaking tub and separate shower. The fully finished lower level adds two additional bedrooms, a full bathroom, a cozy family room with fireplace, and a cold room for extra storage. Additional highlights include REPLACED poly b plumbing, NEW high efficiency furnace, updated light fixtures, central air conditioning, a security alarm, and a cedar deck perfect for summer entertaining in the fully fenced yard. Ideally located within walking distance to two schools, the lake, Fish Creek Park pathways, and express bus service to Downtown &mdash; this move-in ready home truly has it all. Book your showing today!!!