

**66 Mt Gibraltar Heights SE  
Calgary, Alberta**

**MLS # A2324431**



**\$850,000**

<b>Division:</b>	McKenzie Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,455 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Fruit Trees/Shrub(s), No Neighbours Behind, Pie Shaped Lot, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Pine Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Breakfast Bar, Central Vacuum, Double Vanity, Granite Counters, Kitchen Island, Skylight(s), Vaulted Ceiling(s)		

**Inclusions:** Pool table and accessories, Fridge and microwave in the basement, TV and mount, shed.

Perched just one house off the ridge in McKenzie Lake, this home offers something that's genuinely hard to come by. Mountain views from your kitchen table and no neighbours behind you. The open, light-filled floor plan makes the most of its setting, with vaulted ceilings and skylights drawing in natural light from every angle. The renovated kitchen is where this home really shines. Granite counters, stainless steel appliances, a corner pantry, and that view make it a space you'll actually want to spend time in. On the main level, the primary suite has vaulted ceilings, a generous walk-in closet, and a 5-piece ensuite with double vanities. A main-floor office rounds out the practical side of things beautifully. The fully finished basement with two bedrooms, a family room, rec room, and full bath makes this layout work exceptionally well for families with teenagers or anyone looking to right-size without giving anything up. Outside, the backyard gives you a private place to land at the end of the day with beautiful landscaping, a deck as well as a ground level patio and a pergola. With lake privileges, swimming, fishing, and direct access to Fish Creek Park and its walking paths just steps away, the lifestyle here extends well beyond your front door. Major updates have already been taken care of. A renovated kitchen and bathrooms, newer furnace and air conditioning, and no Poly B plumbing. This one is worth seeing in person. Book your showing and come experience the view for yourself.