

780-978-0157
jenniferstudent@me.com

436 Mt Lorette Place SE
Calgary, Alberta

MLS # A2179703



\$549,900

| | | | |
|------------------|---|---------------|-------------------|
| Division: | McKenzie Lake | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,633 sq.ft. | Age: | 1994 (30 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Cul-De-Sac, Landscaped, Street Lighting, Pie Shaped | | |

| | | | |
|--------------------|--|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Laminate, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home | | |

Inclusions: N/A

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!