

272 Mt Selkirk Close SE  
Calgary, Alberta

MLS # A2201299



**\$678,000**

<b>Division:</b>	McKenzie Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,525 sq.ft.	<b>Age:</b>	1995 (30 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	No Neighbours Behind, Rectangular Lot, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<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	<b>Zoning:</b>	SR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Dry Bar, Granite Counters, No Smoking Home, Pantry, See Remarks, Sump Pump(s)		

**Inclusions:** Gas fire pit on deck, shed, dry bar in basement, basement cabinet with electric fireplace

Located on a peaceful street, this beautifully designed home offers over 2,000 sq. ft. of living space, blending comfort and style for your family to enjoy. As you enter your home you will quickly notice the stylish luxury vinyl plank flooring that extends throughout the main level, complementing the dining room and updated kitchen. With quartz countertops and lots of cabinet space, create your favorite meals for your family and friends to enjoy. The inviting family room, centered around a gas fireplace, creates a warm and welcoming gathering space, while the formal living room provides additional room for entertaining. A main-floor laundry room and guest bathroom adds convenience to the home's smart design. Upstairs, relax in your spacious primary bedroom that easily accommodates a king-sized bed with room for your dressers and a cozy sitting area. With a walk-in closet and four-piece ensuite featuring sleek quartz countertop getting ready for work or a fun night out is easy. Two additional family bedrooms and a well-appointed four-piece bath complete the upper level. The finished lower level extends the home's livability, offering a generous recreation room, a dry bar perfect for entertaining, and a fourth bedroom (window not egress), ideal for guests or additional space to suit your family's needs. Step into your own private Oasis—a meticulously landscaped backyard featuring a stunning two-tiered deck, a pergola for shaded relaxation, a gas fire pit for cozy evenings, and lush greenery with ample space for gardening and kids to play. The double-attached garage adds the finishing touch to this well-appointed home in one of the most sought-after communities in Calgary. Your new home is ideally located within walking distance to the lake, where year-round activities await. Top-rated schools, shopping, and recreation are all

just minutes away, with Fish Creek Park, Stoney Trail, and premier golf courses nearby.