



# 44 Mt Cascade Close Calgary Alberta

\$1,199,888

You've been calling your agent...you've been knocking on doors...you've waiting for an opportunity to purchase a home on ONE OF THE MOST SOUGHT OUT LOCATIONS IN THE CITY OF CALGARY....and now it's here!

ESTATE HOME | BACKING ONTO MCKENZIE LAKE RIDGE | SIDING ONTO GREEN SPACE/PATHWAYS | ENDLESS VIEWS of the BOW RIVER... the ROCKY MOUNTAINS...the DOWNTOWN CITY SKYLINE | FINISHED WALKOUT BASEMENT opening up to a MASSIVE BACKYARD | CENTRAL AIR CONDITIONING | GRAND ENTRANCE...with OPEN TO ABOVE CEILINGS and a UPPER LEVEL LOFT | 3.5 BATHROOMS | 2 FIREPLACES | and of course LAKE ACCESS | Backing and siding onto green spaces and walking paths with panoramic river, mountain and city views! This executive estate home in a charming lake and golf side community has it all - a finished walkout basement, central air conditioning, a spacious floor plan, crown molding, hardwood floors and a backyard oasis with no rear neighbours to obstruct the tranquillity. Open to above with extra windows the front living room is bright and airy with direct access to the formal dining room, perfect for entertaining. Floor-to-ceiling built-ins flank the gas fireplace in the living room, inviting you to sit back and put your feet up while enjoying your endless views. The chef's kitchen inspires culinary creativity featuring a plethora of cabinets, stainless steel appliances and a centre prep island. The breakfast nook encased in windows that showcase those stunning views create a serene backdrop for your family meals. Glass railings on the adjacent oversized walkout deck ensure none of those glorious views are missed while hosting summer barbeques or soaking up the west sunshine. A main floor den/office with a built-in desk and storage make a working from home a win! And a privately tucked away powder room complete the main level. Open to below the upper level loft is a bright and cheerful place ...

Recreational, Games room 20.00 Ft x 22.17 Ft  
 Recreational, Games room 33.67 Ft x 17.25 Ft  
 Storage 14.33 Ft x 6.50 Ft  
 Storage 4.75 Ft x 7.58 Ft  
 Furnace 16.33 Ft x 14.58 Ft  
 3pc Bathroom Measurements not available  
 Living room 18.33 Ft x 15.25 Ft  
 Dining room 19.50 Ft x 12.08 Ft

Family room 25.75 Ft x 15.25 Ft  
 Den 11.92 Ft x 9.33 Ft  
 Laundry room 12.83 Ft x 8.08 Ft  
 2pc Bathroom Measurements not available  
 Loft 14.92 Ft x 11.42 Ft  
 Primary Bedroom 16.58 Ft x 14.33 Ft  
 Bedroom 13.17 Ft x 12.42 Ft  
 Bedroom 14.50 Ft x 13.75 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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eXp Realty



See

Mirror

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Kitchen 15.33 Ft x 13.83 Ft

4pc Bathroom Measurements not available

Breakfast 9.33 Ft x 7.00 Ft