



## 218 Mt Cascade Place Calgary Alberta

\$875,000

LOCATION, LOCATION - With over 3000 sq ft of developed space this upgraded 4 bedroom 3.5 bathroom Custom Executive home features a HUGE pie shaped lot and is located on a cul-de-sac across from the McKenzie Lake Ridge with ENDLESS VIEWS of the BOW RIVER... the ROCKY MOUNTAINS...GREEN SPACE PATHWAY SYSTEMS...all of this and Lake Access. Floor plan impresses with spacious foyer & circular stair featuring open to above ceilings with French doors leading into the front den hosting built in cabinetry and two storey windows. Spacious formal dining area precedes the open plan kitchen with breakfast nook area and HUGE living room with gas fireplace and custom built-in cabinetry. Separate laundry room and renovated 1/2 bath complete this level. Ascend the curved staircase to the upper floor that hosts a KING sized Primary bedroom with custom ensuite and walk-in wardrobe, plus full bathroom also upgraded and three additional bedrooms. The basement is fully finished with a flex room/second office (with new LVP), full custom bathroom and recreation/family room with pool table and wet bar. Upgrades over ownership include PolyB replacement (2024) Full house repaint (2024) Roof (2017) Furnace (2018) HWT (2017) AC (2015), Deck & Railings, - the list is endless - you just need to come and see this ASAP! This exceptional property is complemented by its unbeatable location within a family-centric community, offering access to many schools, the renowned McKenzie Meadows Golf Course, scenic walking paths along the ridge overlooking tranquil ravines, and the nearby joy of Fish Creek Park and the Bow River. Convenient access to Deerfoot and Stoney Trail ensures seamless connectivity beyond the neighborhood when necessary. (id:6769)

3pc Bathroom 10.92 Ft x 6.08 Ft

Den 8.33 Ft x 11.33 Ft

Recreational, Games room 30.75 Ft x 30.83 Ft

Furnace 9.33 Ft x 6.17 Ft

2pc Bathroom 4.75 Ft x 4.75 Ft

Dining room 12.17 Ft x 12.58 Ft

Foyer 7.58 Ft x 7.33 Ft

Living room 17.25 Ft x 13.42 Ft

Office 10.75 Ft x 11.75 Ft

4pc Bathroom 4.92 Ft x 8.83 Ft

5pc Bathroom 13.83 Ft x 13.42 Ft

Bedroom 9.08 Ft x 12.67 Ft

Bedroom 10.25 Ft x 15.83 Ft

Bedroom 10.25 Ft x 10.92 Ft

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Listing Presented By:



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Kitchen 14.67 Ft x 18.33 Ft

Laundry room 10.75 Ft x 6.58 Ft

Primary Bedroom 17.42 Ft x 17.67 Ft

Other 9.33 Ft x 6.17 Ft