



216 Mt Apex Green Calgary Alberta

\$569,900

OPEN HOUSE- OCT 22 (SUNDAY) 12:30PM TO 4:30PM Welcome to Beautiful family home in McKenzie Lake near Fish Creek Park and walking trails. Easy access to 130th Avenue, the Ring Road and Deerfoot Trail. Close to schools, shopping and all amenities. With 2204 square feet of developed space, It features three bedrooms on the upper floor, with the primary bedroom has his and her closets and 3pc En-suite. An additional bonus room over the garage comes equipped with integrated speakers --perfect for a 4th bedroom, home office, or workout room. Recent enhancements include a 4-year-old asphalt shingle roof, NEW APPLIANCES (washer, dryer, stove, refrigerator) newly painted interiors with lot of storage cabinets, bespoke light fixtures, a striking vaulted entrance, and custom ceramic tile paired with light oak hardwood flooring on the primary level. Plus, a state-of-the-art high-efficiency furnace is currently being installed. The heart of the home, a sunny kitchen, features a spacious walk-in pantry, a breakfast nook, and modern stainless-steel appliances, including a 2-year-old French door refrigerator. Adjacent to the kitchen is ample space for dining, effortlessly flowing into the living room adorned with a warm gas fireplace--perfect for those chilly nights. Outside, delight in summer festivities on the west-facing deck, complete with a gas line for barbecues. The fully finished basement, featuring a spacious family/play area and 3pc bathroom with a walk-in shower. Other features include extra street parking and a short 10-minute walk to the Bow River. Another unique advantage of living here is The Bow River Loop Trail from McKenzie Lake parking lot to Fish Creek Bridge. It is a popular trail for mountain biking, hiking, running and walking your dog. Embrace the opportunity to settle into this beautifully maintained home that awaits your personal touch. Make this d...

Bedroom 14.92 Ft x 11.58 Ft

Primary Bedroom 12.92 Ft x 12.42 Ft

Bedroom 10.00 Ft x 8.83 Ft

Bedroom 10.25 Ft x 8.67 Ft

3pc Bathroom 10.25 Ft x 4.83 Ft

4pc Bathroom 8.83 Ft x 4.92 Ft

3pc Bathroom 6.92 Ft x 5.83 Ft

Furnace 9.58 Ft x 7.67 Ft

Dining room 9.92 Ft x 7.67 Ft

Living room 13.92 Ft x 13.08 Ft

Kitchen 11.50 Ft x 7.92 Ft

Laundry room 9.00 Ft x 6.75 Ft

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

Listing Presented By:



Originally Listed by:
PREP REALTY



Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca

Family room 15.67 Ft x 15.58 Ft

2pc Bathroom 4.92 Ft x 4.92 Ft