



## 56 Mt Alberta Green Calgary Alberta

\$1,560,000

RARE OPPORTUNITY in MOUNTAIN PARK -LEGACY RIDGE. Welcome to an exceptional custom walkout bungalow by Jayman, ideally located on the ridge in the prestigious Legacy Ridge enclave of Mountain Park. Enjoy full access to McKenzie Lake & it's exclusive amenities. This rare offering combines luxury, privacy & breathtaking natural surroundings-perfect for those seeking an elevated lifestyle just minutes from schools, golf, shopping, & outdoor recreation. UNPARALLED VIEWS & PRIME LOCATION: Enjoy unobstructed panoramic views of the Rocky Mountains, Fish Creek Park, Bow River Valley & downtown Calgary. This property is bordered by green space at both front and rear, enhancing it's tranquility & privacy. WALK-OUT BUNGALOW-4bd, 3 full bath rms, Two car attached garage. Developed Living Space 3250 sqft (additional 598 sqft Storage/Utility. Main Level 1924 Sqft . The main level welcomes you with a tiled foyer under a soaring 14ft coffered ceiling. An open concept design features beautiful #2 Maple hardwood floors throughout the kitchen, dining nook, and main living area. The spacious Great Room with a three sided gas fireplace is ideal for relaxing or entertaining. Ceilings are elevated to 11ft in the dining area & 9' throughout the rest of the main floor, enhancing the homes airy expansive feel. The gourmet kitchen includes Hickory cabinets, granite countertops, a massive walk-in pantry, brand new Kitchen Aide fridge & dishwasher, plus a new Frigidaire gas range/oven & built-in microwave. Expansive primary suite with 5pce en-suite & walk in closet. Second large bedroom or den with walk-in closet. A 4 pce main floor bath, also a generous mud rm with built in storage. Lower Level Developed 1326 sqft. The bright ,walk-out lower level features 9ft ceilings, infloor heating, a large rec room wired for audio/video sound system .Two spacious bedrooms both with walk-in closets, a ful...

Recreational, Games room 25.75 Ft x 24.67 Ft

Laundry room 10.33 Ft x 10.33 Ft

Furnace 27.67 Ft x 14.33 Ft

Bedroom 13.08 Ft x 12.25 Ft

Bedroom 11.25 Ft x 10.33 Ft

4pc Bathroom 11.92 Ft x 4.92 Ft

Dining room 13.50 Ft x 9.92 Ft

Living room 17.33 Ft x 16.50 Ft

Other 16.17 Ft x 11.67 Ft

Primary Bedroom 14.33 Ft x 13.67 Ft

Bedroom 13.67 Ft x 10.92 Ft

5pc Bathroom 13.92 Ft x 11.50 Ft

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

Listing Presented By:



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Kitchen 15.25 Ft x 13.50 Ft

4pc Bathroom 9.50 Ft x 4.92 Ft