



6 Mt Yamnuska Court Calgary Alberta

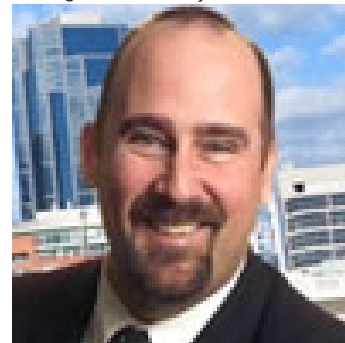
\$988,888

This outstanding, exceptionally well-maintained home offers an ideal blend of comfort, style, and everyday functionality in one of the area's most desirable four-season lake communities--and includes the added peace of mind of having no Poly-B plumbing. Thoughtfully updated and lovingly cared for over the years, the home is perfectly positioned on a south-facing lot, allowing natural light to fill the main living spaces throughout the day. Its welcoming curb appeal is enhanced by a stucco exterior, shake shingles, and mature landscaping that creates warmth from the very first look. Inside, a rich hardwood entry sets the tone for the quality found throughout the home. The main floor features a beautifully updated maple kitchen, professionally refaced by Cabinet Doctor, complete with granite countertops, a center island, stainless steel appliances, tile backsplash, and solid wood drawers--elevating both practicality and style. The bright nook provides a cozy spot for morning coffee, while the adjoining family room offers an inviting gathering space with hardwood flooring, a gas fireplace with custom tiled surround, and open sightlines that make the main level feel warm and connected. At the front of the home, a cozy living room with a bay window creates a bright, relaxing area for reading or conversation. This space flows seamlessly into the formal dining room, designed to accommodate both intimate dinners and larger celebrations. Thoughtful built-in storage enhances convenience without compromising elegance. Vinyl windows throughout improve comfort, efficiency, and longevity. Practicality shines on the main floor: a tiled mudroom off the heated double attached garage ensures easy cleanup in all seasons, the main-floor washer and dryer simplify daily routines, and a stylish 2-piece bathroom--part of the 2024 renovation--adds a modern touch. A well-situated main-floor of...

Bedroom 12.75 Ft x 11.50 Ft
Furnace 5.08 Ft x 11.33 Ft
Bedroom 10.83 Ft x 11.33 Ft
3pc Bathroom 6.00 Ft x 9.08 Ft
Recreational, Games room 12.58 Ft x 24.67 Ft
Other 9.83 Ft x 18.33 Ft
Storage 8.67 Ft x 12.83 Ft
Other 18.83 Ft x 7.83 Ft
Living room 12.00 Ft x 14.25 Ft
Dining room 9.50 Ft x 13.92 Ft

2pc Bathroom 5.00 Ft x 4.92 Ft
Den 10.67 Ft x 12.00 Ft
Laundry room 8.42 Ft x 8.42 Ft
Family room 13.00 Ft x 15.67 Ft
Dining room 10.33 Ft x 10.42 Ft
Primary Bedroom 12.58 Ft x 16.67 Ft
Other 11.67 Ft x 5.92 Ft
5pc Bathroom 8.75 Ft x 12.08 Ft
Bedroom 12.92 Ft x 11.67 Ft

Listing Presented By:



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