

# \$1,420,000 - 72 Mt Cascade Close Se, Calgary

MLS® #A2209130

**\$1,420,000**

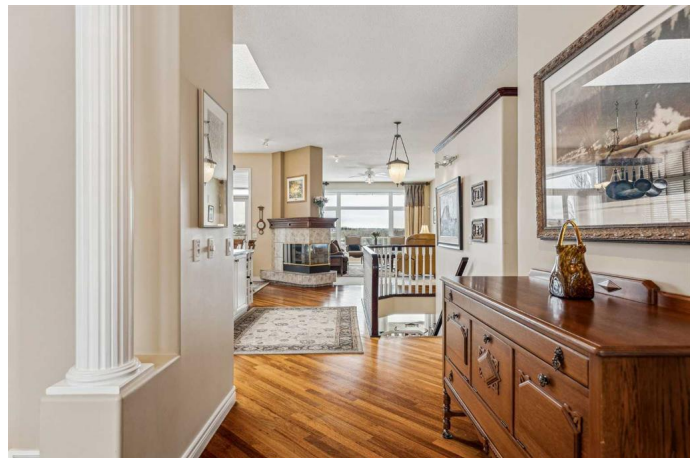
4 Bedroom, 3.00 Bathroom, 1,960 sqft  
Residential on 0.19 Acres

McKenzie Lake, Calgary, Alberta

This is a rare opportunity to own a walkout bungalow in McKenzie Lake with unobstructed panoramic views of the Bow River, Fish Creek Park, and a golf course, with stunning mountain views and cityscape. The southwest-facing backyard provides the perfect setting to enjoy the outdoors, with both upper and lower decks to capture the sunsets and changing seasons. The open-concept design with 10-ft ceilings and skylights creates a bright, airy space that flows seamlessly into the expansive 40-ft deck, accessible from the primary bedroom, complete with a power awning.

Inside, you'll find 4 spacious bedrooms, an office/hobby room, and a luxurious primary ensuite with a jetted soaker tub and dual vanities. The main floor's open design is wired for an audio/video sound system, creating a perfect space for both relaxation and entertainment.

The large yard is perfect for outdoor activities, with an in-ground sprinkler system ensuring easy maintenance. Recent upgrades include a new rubber roof, new siding, a newer furnace, hot water tank, new deck, some newer windows and central air conditioning. With easy access to Deerfoot Trail and Stoney Trail, the true value of this home extends beyond its walls. As a resident of McKenzie Lake, you'll enjoy exclusive access to a private beach and lake, offering the ultimate in recreational opportunities. Whether you're looking to enjoy a peaceful morning walk along



the shore, spend a day kayaking on the lake, or simply relax by the water, this community provides an exceptional lifestyle with activities for all seasons.

Built in 1994

### Essential Information

MLS® #	A2209130
Price	\$1,420,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,960
Acres	0.19
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	72 Mt Cascade Close Se
Subdivision	McKenzie Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 2K5

### Amenities

Amenities	Recreation Facilities
Parking Spaces	3
Parking	Triple Garage Attached
# of Garages	3

### Interior

Interior Features	Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Walk-In Closet(s), Bidet
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Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Washer/Dryer, Water Softener, Window Coverings, Trash Compactor
Heating	In Floor, Forced Air, Natural Gas, Standard
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Living Room, Mantle, Double Sided, Glass Doors
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Awning(s), Balcony, Garden
Lot Description	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Front Yard, Garden, Landscaped, No Neighbours Behind, Rectangular Lot
Roof	Rubber
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 8th, 2025
Days on Market	7
Zoning	R-CG
HOA Fees	413
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Real Broker
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