

210 Mt Lorette Close SE  
Calgary, Alberta

MLS # A2286789



**\$558,500**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | McKenzie Lake  |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | 2 Storey   |               |                   |
| <b>Size:</b>     | 1,506 sq.ft.   | <b>Age:</b>   | 1993 (33 yrs old) |
| <b>Beds:</b>     | 4  | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces |               |                   |
| <b>Lot Size:</b> | 0.08 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Landscaped, Rectangular Lot                      |               |                   |

|                    |  |                   |      |
|--------------------|--|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas  | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood, Tile   | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full   | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame   | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Breakfast Bar, Closet Organizers, High Ceilings, Open Floorplan, Quartz Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s) |                   |      |

**Inclusions:** N/A

Incredible opportunity to own a home at a great price in the desirable community of McKenzie Lake. Thoughtfully located steps from a neighborhood park and within a block of local schools, this home blends everyday convenience with comfort and modern living. Offering 2,252 SF of developed living space, the bright main-floor welcomes you into a front living room which flows into an updated kitchen with timeless white cabinetry, quartz countertops, raised eating bar and stainless steel appliances. The dining area gives access to the backyard with expansive deck and poured concrete patio space for summer enjoyment. A family room with soaring vaulted ceilings and cozy gas fireplace and a powder room complete this space. Upstairs you will find a primary suite with walk-in closet and a 4-piece ensuite along with 2 guest rooms which share a 4 piece bathroom. The finished lower level provides a family room, rec/games room, 4th bedroom, 4 piece bathroom and laundry. Enjoy central AC on those hot summer days and the detached double garage on those snowy days. Year around enjoyment at the lake including a private clubhouse, fishing, swimming, tennis, volleyball, skating and don't overlook the miles of scenic walking paths throughout Fish Creek and along the Bow River. Book your showing today!