

**59 Mt Robson Circle SE**  
**Calgary, Alberta**

**MLS # A2217395**



**\$865,000**

<b>Division:</b>	McKenzie Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,099 sq.ft.	<b>Age:</b>	1989 (36 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Lawn, Many Trees, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Double Vanity, No Smoking Home, Soaking Tub		

**Inclusions:** Built in cabinets in living room and rec room (basement), desks/cabinets in downstairs office, tv mounts, fridge in basement

**\*\*OPEN HOUSE CANCELLED\*\*** Welcome to this beautifully updated family home, ideally located within walking distance of McKenzie Lake and three schools! Nestled on a quiet street in one of Calgary's most desirable lake communities, this 4 bedroom, 3.5 bathroom home with double attached garage is surrounded by lush green spaces, walking paths, and the Bow River escarpment offering the perfect setting for active family living. Step inside to a thoughtfully designed main floor that balances everyday comfort with stylish functionality. The spacious living room over looks the front patio with large windows and features custom wall units, while the adjoining family room is centered around a cozy wood-burning fireplace. The bright kitchen is equipped with stainless steel appliances, ample cabinetry, and an inviting eating area with direct access to the expansive, fenced backyard—ideal for summer barbecues and outdoor play. A separate dining area and a convenient half bath complete the main level. Upstairs, the generous primary suite offers a tranquil retreat with a fully renovated 4 piece ensuite and a massive walk-through closet that connects to a well-appointed laundry room complete with sink. Two additional bedrooms are thoughtfully laid out and share a 5 piece Jack-and-Jill bathroom, perfect for growing families. The fully finished basement extends your living space with a fourth bedroom, a versatile office, a large recreation room featuring a built-in wall unit, and a three-piece bathroom. The mechanical room offers plenty of storage to keep things organized. Outside, enjoy the privacy of a large backyard complete with a deck and storage shed, while a charming front patio provides a welcoming spot to connect with neighbours. With McKenzie Lake's beaches, clubhouse, parks, and playgrounds just a short stroll

away&mdash;along with excellent schools and amenities&mdash;this exceptional home combines comfort, location, and lifestyle in one perfect package. Move in and make it yours today.