

**195 Mt Reliant Place SE**  
**Calgary, Alberta**

**MLS # A2269788**



**\$949,900**

|                  |                                                                          |               |                   |
|------------------|--------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | McKenzie Lake                                                            |               |                   |
| <b>Type:</b>     | Residential/House                                                        |               |                   |
| <b>Style:</b>    | 2 Storey                                                                 |               |                   |
| <b>Size:</b>     | 2,282 sq.ft.                                                             | <b>Age:</b>   | 1991 (34 yrs old) |
| <b>Beds:</b>     | 4                                                                        | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Concrete Driveway, Double Garage Attached, Garage Faces Front, Insulated |               |                   |
| <b>Lot Size:</b> | 0.17 Acre                                                                |               |                   |
| <b>Lot Feat:</b> | Back Yard, Corner Lot, Cul-De-Sac, Landscaped, Views                     |               |                   |

|                    |                                                                                                                                  |                   |      |
|--------------------|----------------------------------------------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Fireplace(s), Forced Air, Natural Gas                                                                                            | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Tile, Vinyl Plank                                                                                                                | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                  | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | 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), Central Vacuum, High Ceilings, No Animal Home, No Smoking Home, Quartz Counters, Skylight(s), Vaulted Ceiling(s) |                   |      |

**Inclusions:** N/A

Honey Stop the Car!!! This beautifully updated 2 storey home in McKenzie lake, SE Calgary has a Walkout Basement and mountain views! Upon Entering the home, you are greeted with vaulted ceilings and a modern paint palate. New vinyl plank flooring and custom tile adorn the main and second floors and all the light fixtures throughout have been updated. The kitchen has been completely redone with quartz countertops, custom backsplash, all new appliances, new cabinets, Undermount lighting and adjustable led ceiling lighting also. The living room offers a gas fireplace for those cold winter nights and the adjoining Raised deck encompasses the full width of the rear of the home and has brand new duradeck flooring and railings. There is also a breakfast nook, Dining room and flex room at the entrance. Finishing off the main we find the half bathroom and laundry/mud room. (Note all the new fixtures, countertops and tile here also!!!) This home offers tons of room to grow... as we head upstairs we find 4 spacious bedrooms and the main bathroom has been tastefully updated with all new fixtures from the tub to the sink and cabinets. The primary sweet is massive and has tons of windows letting in natural light but the ensuite is gorgeous. His and hers separate vanities with a beautiful custom shower complete with multiple shower jets and wand. The basement has been left as/is for your finishing touches and the home comes with an oversized double attached garage and huge landscaped/fenced yard to finish it off. McKenzie lake is a premium neighbourhood offering walking trails, parks and your HOA gives you access to the lake complete with beach access, racquet courts, and paddle boating. This home and this neighbourhood has it all! Come and view today and make this home yours!