

140 Mt Robson Circle SE  
Calgary, Alberta

MLS # A2216901

**\$889,900**

Division:	McKenzie Lake		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	2,229 sq.ft.	Age:	1989 (36 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.14 Acre		
Lot Feat:	Corner Lot, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Garden, Interior Lot		

Heating:	Central, Exhaust Fan, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

**Features:** Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Open Floorplan, Pantry, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Garage shelving + cabinet and storage, shed, garage fridge, basement freezer, dog run, built-in speakers, basement TV/mount, ensuite chair, two basement fitness equipment, two grey file cabinets, two tower speakers.

Stunning!! Family-approved lake home backing onto a linear pathway! Only steps away from the beach clubhouse, parks, pathways, playground, daycare center, schools, shopping, and the Bow River escarpment. This impressive show home quality styled 3+1 bedroom home is in excellent condition & with a July move-in date. With over 3530+ sq ft of luxurious living space, this home is an outstanding example of exceptional value, updated and remodel "Fit & Finish" quality specifications, and high-end design! Quality decor and upgraded fixtures throughout. Long-term owners custom-selected these bespoke extras: The main living area offers hardwood floors throughout the main floor & upper bedrooms, custom white trims and doors, a gas fireplace with stone detail, a rare main floor den/home workstation with a glass french door, and so much more. The remodeled "Chef's" Kitchen features granite counters, stainless steel appliances (high end induction cooktop stove), a pantry, stone tile backsplash, recessed lights & maple shaker style cabinet doors + trims. High ceilings are on display in the front dining and living room combo, with the family room having soaring two-story high ceilings. Upstairs features three oversized bedrooms with a central common area overlooking the main floor level. The stately primary bedroom is oversized - 16' x 15' with a newer spa-like ensuite, two sinks, quartz counters & separate shower, plus a large closet with custom cabinetry. The fully finished basement includes a supersized family room with a corner gas fireplace, recreation room, a full bath, bedroom, a flex area, and a storage/furnace room. In addition, this home has terrific front curb appeal with stucco exterior, exposed aggregate driveway, and a covered entry. The east-facing backyard oasis offers an entertainer's dream setup with an upper rear 20' x 13'

deck, mature trees for privacy and shade coverage, and fully fenced. Call your friendly REALTOR(R) to book your viewing now!