

# \$815,000 - 66 Mt Yamnuska Court Se, Calgary

MLS® #A2229723

**\$815,000**

4 Bedroom, 4.00 Bathroom, 2,508 sqft

Residential on 0.22 Acres

McKenzie Lake, Calgary, Alberta

**\*\*OPEN HOUSE - Saturday, June 14th at 1 - 3 PM\*\*** Imagine that it's a hot summer day. You pack a cooler with cold water, some snacks, a few towels, some plastic shovels and pails and perhaps a good book. You pack the kids into the car for a short drive to the lake. You spend a beautiful morning watching the kids giggle and squeal as they run across the sand and play in the water. You chose this community for the family centric focus and now that you're here, you can't imagine living anywhere else. You head home early in the afternoon to make lunch for the kids and they take their bikes out to ride around the cul de sac. It's a quiet street and you know they're safe. You walk up to your home, and you feel so happy here. This truly is a place to set roots down. Inside, you walk to the front room and look out the large windows to check on the kids. They're playing with a couple other neighbourhood kids. You walk through the formal dining area and make a mental note that you want to host Christmas this year with the family. In the kitchen, you prepare some grilled cheese sandwiches and appreciate that you have so much storage space. The air is nice and cool inside, and you're pleased that you have central air on a day like this. You call the kids inside and they happily eat lunch at the island. After lunch, you head out to the backyard and turn on the slip and slide so the kids can splash around. You marvel at how massive the yard is and you have a deep sense of gratitude that it's yours. Back inside, you pop into your main floor office



to make a couple notes on your calendar before you forget. Upstairs, you tidy up the three kid's rooms even though it's their job to make the beds. You're relieved they each have their own room. You walk into your bedroom and sigh. It really is a relaxing place to be. You love your 5 piece ensuite with the tiled shower, frankly, the kids love it too and it's a special treat to take showers there. The basement is where you hope they'll invite their friends over to play as they grow up. It's a huge recreation space where they can watch movies, play pool and entertain. There's even a convenient bathroom down there, so they don't have to run upstairs to use the one on the main floor. This is home and life is good here.

Built in 1997

### **Essential Information**

MLS® #	A2229723
Price	\$815,000
Bedrooms	4
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	2,508
Acres	0.22
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	66 Mt Yamnuska Court Se
Subdivision	McKenzie Lake
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T2Z 2X7

### Amenities

Amenities	Beach Access, Party Room, Racquet Courts, Recreation Room
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Bar, Ceiling Fan(s), Chandelier, Double Vanity, Granite Counters, Kitchen Island, Pantry, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Garden, Private Yard, Storage
Lot Description	Back Yard, City Lot, Front Yard, Landscaped, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

### Additional Information

Date Listed	June 12th, 2025
Days on Market	3
Zoning	R-CG
HOA Fees	394
HOA Fees Freq.	ANN

### Listing Details

Listing Office	CIR Realty
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