

# \$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 CANCELLED\*\*** 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 2Z7 |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Party Room, Recreation Room, Beach Access, Racquet Courts |
| 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, Front Yard, Landscaped, City Lot, Pie Shaped Lot |
| Roof              | Asphalt Shingle   |
| Construction      | Stucco  |
| Foundation        | Poured Concrete   |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 12th, 2025 |
| Days on Market | 24              |
| Zoning         | R-CG            |
| HOA Fees       | 394             |
| HOA Fees Freq. | ANN             |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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