

# \$1,175,000 - 108 Mt Alberta View Se, Calgary

MLS® #A2262188

**\$1,175,000**

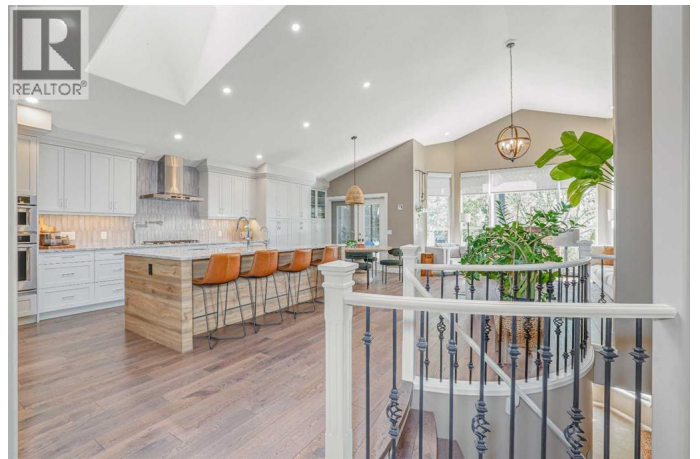
4 Bedroom, 3.00 Bathroom, 1,703 sqft

Single Family on 0.12 Acres

McKenzie Lake, Calgary, Alberta

OPEN HOUSE CANCELLED

Fully Renovated Walkout Bungalow with Exclusive Lake Access – McKenzie Lake Discover a rare opportunity in the prestigious McKenzie Lake community with this stunning, fully renovated walkout bungalow. Located on a quiet street with no through traffic, just steps from the ridge and Fish Creek Park, this home offers a serene lifestyle with luxury and nature at your doorstep. Inside, a thoughtfully reimaged layout, flooded with natural light, welcomes you. Vaulted ceilings, expansive windows, and wide-plank engineered hardwood floors create an open, inviting atmosphere. The custom kitchen features full-height premium cabinetry, quartz countertops, and a handcrafted wood-wrapped island – a perfect blend of style and function. Adjacent to the kitchen is an east-facing, covered deck with 12-foot-high ceilings, providing a minimum three-season outdoor living space. Outfitted with a custom Suncoast enclosure and motorized retractable screens, this space is ideal for relaxing or entertaining year-round. A built-in gas line for a fire table enhances the comfort and ambiance. The primary suite is a peaceful retreat, generously sized to accommodate rest and rejuvenation. The fully renovated ensuite boasts heated tile floors, a glass walk-in shower, his and hers sinks, and modern finishes. A custom walk-in closet adds



practical luxury. Another bedroom and 2 piece bathroom complete this level!The finished walkout basement continues the homeâ€™s upscale feel with in-floor heating throughout. This spacious lower level offers 2 more bedrooms, another bathroom and versatile areas for lounging, fitness, or media. A climate-controlled wine cellar and tasting area add a unique touch of refinement.Additional features include:Heated attached garage with epoxy floors and slat-wall storage EV charging stationCentral air conditioning for year-round comfortProgrammable electronic blinds throughoutUnderground sprinkler system for easy lawn careNO poly B , and the cedar shake roof in on a regular maintenance plan

Private McKenzie Lake access â€“ enjoy exclusive swimming, skating, and community amenities year-roundEvery detail has been carefully chosen to blend modern luxury with effortless living. Minutes from nature and urban conveniences, this home is one of McKenzie Lakeâ€™s finest offerings.Donâ€™t miss your chance to own this exceptional walkout bungalow with lake access. (id:6289)

Built in 1999

Essential Information

Listing #	A2262188
Price	\$1,175,000
Bedrooms	4
Bathrooms	3.00
Half Baths	1
Square Footage	1,703
Acres	0.12
Year Built	1999
Type	Single Family

Sub-Type	Freehold
Style	Bungalow

### Community Information

Address	108 Mt Alberta View Se
Subdivision	McKenzie Lake
City	Calgary
Province	Alberta
Postal Code	T2Z3N7

### Amenities

Amenities	Park, Playground, Schools, Shopping, Water Nearby
Features	Treed, PVC window, Closet Organizers, No Smoking Home, Gas BBQ Hookup
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

### Interior

Appliances	Refrigerator, Cooktop - Gas, Dishwasher, Microwave, Oven - Built-In, Window Coverings, Garage door opener, Washer/Dryer Stack-Up
Heating	Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
# of Stories	1
Has Basement	Yes
Basement	Walk out

### Exterior

Exterior	Stucco
Exterior Features	Landscaped, Lawn, Underground sprinkler
Foundation	Poured Concrete

### Listing Details

Listing Office	RE/MAX Landan Real Estate
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Listing information last updated on October 13th, 2025 at 2:16am PDT