

# \$889,900 - 140 Mt Robson Circle Se, Calgary

MLS® #A2216901

**\$889,900**

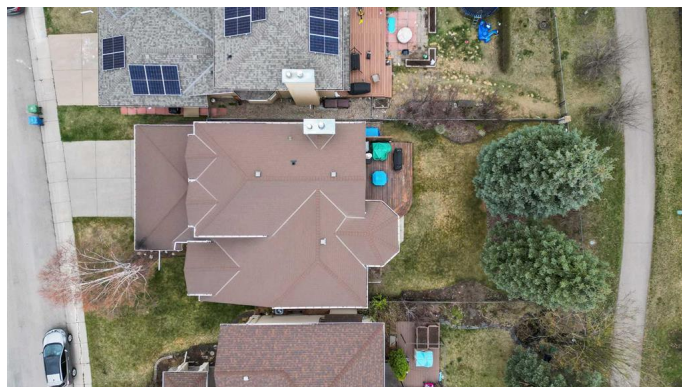
4 Bedroom, 4.00 Bathroom, 2,229 sqft  
Residential on 0.14 Acres

McKenzie Lake, Calgary, Alberta

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 décor 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



**140 MOUNT ROBSON CIRCLE SE**  
RESIDENTIAL DEVELOPMENT - CALGARY, AB  
MAIN LEVEL (AG) - 1322.26 Sq Ft / 122.86 m<sup>2</sup>  
UPPER LEVEL (AG) - 906.93 Sq Ft / 84.25 m<sup>2</sup>  
TOTAL ABOVE GRADE RMS SIZE - 2229.17 Sq Ft / 207.09 m<sup>2</sup>  
BASEMENT DEVELOPED AREA (BG) - 1048.35 Sq Ft / 97.39 m<sup>2</sup>  
BASEMENT UNDEVELOPED AREA (BG) - 584.20 Sq Ft / 53.85 m<sup>2</sup>  
TOTAL AG/BG AREA - 3531.72 Sq Ft / 328.10 m<sup>2</sup>



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!

Built in 1989

### **Essential Information**

MLS® #	A2216901
Price	\$889,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,229
Acres	0.14
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Active

### **Community Information**

Address	140 Mt Robson Circle Se
Subdivision	McKenzie Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 2C1

### **Amenities**

Amenities	Clubhouse
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front, Oversized, Side By Side
# of Garages	2

## Interior

Interior 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)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Garburator, Refrigerator, Washer/Dryer, Window Coverings
Heating	Central, Forced Air, Natural Gas, Exhaust Fan
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Mantle, Recreation Room, Stone
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Lighting, Private Yard, Rain Gutters, Storage
Lot Description	Corner Lot, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Garden, Interior Lot, Landscaped, Level, Many Trees, Rectangular Lot, Street Lighting, Underground Sprinklers, Yard Lights
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 1st, 2025
Days on Market	2
Zoning	R-CG
HOA Fees	394
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Jayman Realty Inc.
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