

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

MLS® #A2262188

**\$1,175,000**

4 Bedroom, 3.00 Bathroom, 1,703 sqft

Residential 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 reimagined 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 home'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 station

Central air conditioning for year-round comfort

Programmable electronic blinds throughout

Underground sprinkler system for easy lawn care

NO poly B , and the cedar shake roof in on a regular maintenance plan

Private McKenzie Lake access – enjoy exclusive swimming, skating, and community amenities year-round

Every detail has been carefully chosen to blend modern luxury with effortless living. Minutes from nature and urban conveniences, this home is one of McKenzie Lake's finest offerings.

Donâ€™t miss your chance to own this exceptional walkout bungalow with lake access.

Built in 1999

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2262188    |
| Price          | \$1,175,000 |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,703       |
| Acres          | 0.12        |
| Year Built     | 1999        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 108 Mt Alberta View Se |
| Subdivision | McKenzie Lake          |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2Z 3N7                |

**Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Beach Access           |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, High |
|-------------------|------------------------------------------------------------------------|

|                 |                                                                                                                                                                               |
|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                 | Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Skylight(s), Soaking Tub, Vinyl Windows, Walk-In Closet(s), Recessed Lighting, Vaulted Ceiling(s) |
| Appliances      | Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Refrigerator, Washer/Dryer Stacked, Window Coverings, Gas Cooktop                           |
| Heating         | Forced Air                                                                                                                                                                    |
| Cooling         | Central Air                                                                                                                                                                   |
| Fireplace       | Yes                                                                                                                                                                           |
| # of Fireplaces | 2                                                                                                                                                                             |
| Fireplaces      | Family Room, Gas, Basement                                                                                                                                                    |
| Has Basement    | Yes                                                                                                                                                                           |
| Basement        | Finished, Full, Walk-Out                                                                                                                                                      |

## Exterior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Lighting, Private Yard                             |
| Lot Description   | Landscaped, Lawn, Private, Rectangular Lot, Treed, Underground Sprinklers |
| Roof              | Cedar Shake                                                               |
| Construction      | Stucco                                                                    |
| Foundation        | Poured Concrete                                                           |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 3rd, 2025 |
| Days on Market | 13                |
| Zoning         | R-CG              |
| HOA Fees       | 394               |
| HOA Fees Freq. | ANN               |

## Listing Details

|                |                           |
|----------------|---------------------------|
| Listing Office | RE/MAX Landan Real Estate |
|----------------|---------------------------|

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