

**208 Mt Selkirk Close SE**  
**Calgary, Alberta**

**MLS # A2186184**



**\$674,900**

<b>Division:</b>	McKenzie Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,531 sq.ft.	<b>Age:</b>	1994 (31 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Level		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Breakfast Bar, Built-in Features, Closet Organizers, Quartz Counters

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Inclusions:** N/A

Welcome to 208 Mt Selkirk Close SE. A perfect family home, nestled on a quiet, serene street with delightful curb appeal. The peaceful front setting and welcoming front yard set the tone for the comfort and functionality this home offers. Step inside to a thoughtfully designed main floor featuring a converted front dining room that now serves as a stylish and practical home office, complete with custom built-ins. The functional kitchen is equipped with stainless steel appliances, including a brand-new dishwasher, quartz countertops, and white cabinetry. Adjacent to the kitchen, the cozy living room features a gas fireplace and a seamless laminate flooring throughout the main floor. Additionally, the convenience of main floor laundry, complete with newer washer and dryer. Upstairs, you'll find three spacious bedrooms, including a primary suite designed for comfort and privacy. The primary bedroom boasts a walk-in closet and a private ensuite, creating a perfect retreat at the end of the day. The fully finished basement adds even more living space, featuring a large recreation room perfect for family movie nights, gaming, or entertaining. The basement also includes a fourth bedroom, ideal for guests, older children, or a home gym. The south-facing backyard is a true retreat, offering an open layout with perimeter trees that provide privacy. Whether entertaining guests or enjoying quiet moments, the raised deck and lower-level brick patio offer versatile outdoor living spaces bathed in sunlight throughout the day. Recent updates throughout the home include fresh, neutral white paint, updated bathrooms with new faucets and basins, and modern Decora plugs and switches. Energy efficiency is also a priority, with a recently installed hot water tank ensuring long-term comfort. Located close to Fish Creek Park and scenic walking paths, this home also offers lake privileges in

one of Calgary's most desirable lake communities. Great schools nearby and easy access to highways. Don't miss your chance to own this beautifully updated home in McKenzie Lake.