

# \$839,900 - 8 Mt Copper Green Se, Calgary

MLS® #A2235495

**\$839,900**

3 Bedroom, 3.00 Bathroom, 1,420 sqft

Residential on 0.13 Acres

McKenzie Lake, Calgary, Alberta

Welcome to 8 Mt Copper Green in McKenzie Lake, one of Calgary's premier communities! This beautifully maintained bungalow offers over 2,650 sq. ft. of developed living space, 2 beds up and 2 beds down with 1,400 sq. ft. on the main level and an additional 1,250 sq. ft. in the fully finished walkout basement.

Pride of ownership is evident throughout, highlighted by a stunning, park-like backyard featuring mature trees, a manicured lawn, in-ground sprinklers, new fencing, and a spacious exposed aggregate patio—a perfect private retreat.

Inside, you'll find a bright, open layout with vaulted ceilings, large triple pane windows, and thoughtful design touches throughout. The main floor features a generous great room with a cozy fireplace, a spacious kitchen, and a versatile front room that can serve as a formal dining space or den. The master bedroom easily accommodates a king-sized bed and includes a private ensuite with a soaker tub and separate shower. A second bedroom and a full bathroom complete the main level.

The walkout basement is filled with natural light and offers a large recreation room with a second fireplace and built-ins, a flexible open area currently used as a workout space and pool room, (Pool Table and accessories incl!) two additional large bedrooms, a full bathroom, and ample storage.

Additional highlights include a double attached garage, new landscaping, and a fantastic location. McKenzie Lake is just a short stroll



away, along with two nearby schools accessible entirely via green space pathwaysâ€”a safe and scenic walk for kids. Youâ€™re also just minutes from Fish Creek Park, offering miles of walking and biking trails, breathtaking views, and year-round recreational opportunities. Welcome home!

Some Key Features:

- â€¢ Elastomeric painted stucco for long-lasting exterior protection
- â€¢ New triple-pane windows for improved energy efficiency and soundproofing
- â€¢ New front and rear exterior doors
- â€¢ Located on a quiet street in a family-friendly community
- â€¢ Ample parking not typically found in a cul-de-sac setting
- â€¢ Central air conditioning for year-round comfort
- â€¢ Front Exposed Aggregate Patio with privacy
- â€¢ Extensive Large Granite landscaping in front

Built in 1993

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2235495    |
| Price          | \$839,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,420       |
| Acres          | 0.13        |
| Year Built     | 1993        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

Community Information

|             |                      |
|-------------|----------------------|
| Address     | 8 Mt Copper Green Se |
| Subdivision | McKenzie Lake        |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2Z 2L2              |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

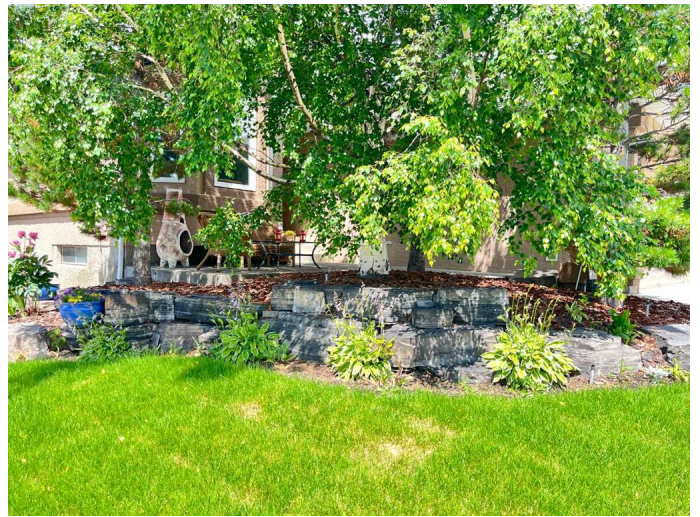
|                   |                                                                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Breakfast Bar, Ceiling Fan(s), Central Vacuum, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Vaulted Ceiling(s) |
| Appliances        | Dishwasher, Gas Range, Humidifier, Microwave, Refrigerator, Washer, Water Softener, Window Coverings                                                                 |
| Heating           | Forced Air, Natural Gas                                                                                                                                              |
| Cooling           | Central Air                                                                                                                                                          |
| Fireplace         | Yes                                                                                                                                                                  |
| # of Fireplaces   | 2                                                                                                                                                                    |
| Fireplaces        | Basement, Gas, Great Room                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                                                  |
| Basement          | Finished, Full                                                                                                                                                       |

### Exterior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                                            |
| Lot Description   | Corner Lot, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Many Trees, Rectangular Lot |
| Roof              | Asphalt                                                                                                 |
| Construction      | Stucco, Wood Frame                                                                                      |
| Foundation        | Poured Concrete                                                                                         |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 28th, 2025 |
| Days on Market | 35              |
| Zoning         | R-CG            |



|                |     |
|----------------|-----|
| HOA Fees       | 393 |
| HOA Fees Freq. | ANN |

**Listing Details**

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

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