

# \$1,595,000 - 25 Mt Alberta View Se, Calgary

MLS® #A2230905

**\$1,595,000**

4 Bedroom, 4.00 Bathroom, 2,669 sqft  
Residential on 0.15 Acres

McKenzie Lake, Calgary, Alberta

Introducing a rare ridge-side estate with panoramic, unobstructed views of the Rocky Mountains, Bow River Valley and the downtown skyline. Perfectly positioned in prestigious Legacy Ridge in McKenzie Lake, this elegant home offers 4,432 sq.ft. of beautifully designed living space backing directly onto Calgary's extensive river pathway system. From the moment you step inside, you're captivated by the soaring vaulted ceilings and expansive windows framing breathtaking southwest views stretching from the downtown skyline to the snow-capped peaks of the Rockies. Natural light floods the open-concept great room, where a gas fireplace, custom built-ins, and serene sightlines create the perfect setting for both entertaining and everyday life. The chef-inspired kitchen features built-in stainless steel appliances, a new cooktop, granite island with seating, walk-in pantry, and spacious breakfast nook that opens onto a cedar deck overlooking the manicured backyard and river valley below. The main floor is anchored by a private and oversized primary retreat complete with walk-in closet and a luxurious 5-piece ensuite: double vanity, soaker tub, glass shower, and private water closet. A refined formal dining room, home office with French doors, mudroom with laundry, and powder room complete the main level. Upstairs, a bright bonus room is crowned by vaulted ceilings and four skylights—an ideal flex space for work or relaxation. Two generously



sized bedrooms share a stylish Jack & Jill bathroom. The lower level offers even more space to unwind or entertain, with a large media room, fitness area, full bath, and a fourth bedroom—perfect for guests, a teenager, or live-in support. Additional features include an attached double car garage with sleek epoxy flooring, offering ample storage and a polished finish to this already impressive home. Outdoors, enjoy the beauty of all four seasons from your tiered cedar deck and exposed aggregate patio. Surrounded by mature landscaping, this is a tranquil haven just steps from nature yet minutes from city life. Located in one of Calgary’s most sought-after lake communities, this home is just minutes from schools, shopping, dining, and major roadways—offering a seamless connection to both everyday amenities and the downtown. This is elevated living on the ridge—where privacy, views, and thoughtful design come together in perfect harmony.

Built in 1997

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2230905    |
| Price          | \$1,595,000 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,669       |
| Acres          | 0.15        |
| Year Built     | 1997        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 25 Mt Alberta View Se |
| Subdivision | McKenzie Lake         |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2Z 3G6               |

### **Amenities**

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

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Kitchen Island, Pantry, Skylight(s), Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Cooktop, Garburator, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Oven-Built-In                                 |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas  |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Other  |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Lawn, No Neighbours Behind |
| Roof              | Tile   |
| Construction      | Stucco, Wood Frame   |
| Foundation        | Poured Concrete  |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 19th, 2025 |
| Days on Market | 5               |
| Zoning         | R-CG            |

HOA Fees 394  
HOA Fees Freq. ANN

## **Listing Details**

Listing Office Sotheby's International Realty Canada

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