



GRASSROOTS
REALTY GROUP

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**14950 Mt Mckenzie Drive SE
Calgary, Alberta**

MLS # A2305594



\$750,000

Division:	McKenzie Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,126 sq.ft.	Age:	1993 (33 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Fruit Trees/Shrub(s), Landscaped, Low Maintenance		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

Inclusions: na

Very rare concept of open to above basement plan & custom-built two-storey family home featuring 4 bedrooms and exclusive lake access. This well-designed open-concept layout welcomes you with a spacious foyer finished in ceramic tile, flowing seamlessly into the bright kitchen and dining nook. House has central air conditioning and water softener as well. The kitchen offers a large island, corner pantry, and overlooks the inviting sunken family room complete with a stone-faced gas fireplace. The main floor also includes living and dining areas with hardwood flooring and direct access to the deck and backyard—perfect for entertaining. Upstairs, you’ll find four generously sized bedrooms. The primary suite features a 4-piece ensuite, walk-in closet, and a private retreat area with patio doors leading to a balcony. A vaulted-ceiling den with skylights and a second fireplace adds a unique and cozy touch to the upper level. The fully developed basement expands your living space with a comfortable family room with gas fireplace, games area, bar, fifth bedroom, and a 3-piece bathroom. Complete with a double attached front-drive garage and lake access, this is an ideal home for comfortable family living and entertaining.