



**14700 Mt Mckenzie Drive SE
Calgary, Alberta**

MLS # A2306808



\$565,000

Division:	McKenzie Lake		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,726 sq.ft.	Age:	1996 (30 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Beamed Ceilings, Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Storage

Inclusions: Middle Level Cabinets, Garage Shelving, Utility Room Cabinet, TV Brackets

OPEN HOUSE: Saturday, May 9th from 1-3PM Welcome to this exceptional home at 14700 Mt. McKenzie Drive SE, located in the well-established southeast Calgary community of McKenzie Lake, JUST STEPS AWAY FROM MOUNTAIN PARK SCHOOL. Built in 1996, the home offers approximately 2,270 square feet of thoughtfully designed living space. It includes five bedrooms and two full bathrooms, making it a great option for families, first-time buyers, or anyone looking for additional space. The main floor features a functional and inviting layout that works well for both everyday living and entertaining. A bright front living room with striking beamed ceilings creates a warm and welcoming first impression. The adjoining dining area provides a natural setting for family meals and gatherings. The kitchen is well equipped with ample cabinetry and workspace and connects seamlessly to the main living areas, creating a practical and open flow. From the kitchen, you can step outside to access the backyard and extend your living space outdoors. One of the standout features of the home is the expansive front deck, which was newly built to enhance both curb appeal and daily living. This outdoor space is ideal for enjoying morning coffee, relaxing in the evening, or hosting casual get-togethers. Upstairs, the home offers well-proportioned bedrooms that provide flexibility for family living, guests, or a home office. The primary bedroom serves as a comfortable retreat, while the additional bedrooms are generously sized and share a full bathroom. The lower level adds further versatility and can be adapted to suit your needs. It can function as a recreation room, media space, fitness area, or additional storage. Recent updates contribute to peace of mind, including a new roof installed in 2019 and a new hot water tank installed in 2022. The property also

includes an oversized 24 by 24 detached garage that provides plenty of room for vehicles, storage, or a workshop. McKenzie Lake offers a desirable balance of lifestyle and convenience. The community features mature trees, quiet streets, and a welcoming atmosphere that appeals to a wide range of residents. It includes access to excellent schools, parks, and pathways, along with convenient routes for commuting. Nearby shopping, dining, and recreational amenities make everyday living comfortable and well connected. This is an excellent opportunity to settle into a well-rounded community - book your private showing today!