



GRASSROOTS
REALTY GROUP

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1030 Mckenzie Lake Bay SE
Calgary, Alberta

MLS # A2309057



\$850,000

Division:	McKenzie Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,994 sq.ft.	Age:	1992 (34 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Additional Parking, Alley Access, Double Garage Attached, Double Garage D		
Lot Size:	0.23 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, No Neigh		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Granite Counters, High Ceilings, Jetted Tub, No Smoking Home, Storage		

Inclusions: GYM Equipment (NEG) Master Bedroom Wardrobe(NEG), Basement Couch(NEG), Security Camera's (Not monitored)

Welcome to your own private retreat in the heart of sought-after McKenzie Lake — offering an extremely rare combination of a MASSIVE pie-shaped lot, TWO double garages, RV parking, incredible outdoor living, and endless lifestyle potential. Tucked away on a quiet street and backing onto an alley with a gate for secure rear access, this property delivers exceptional privacy, flexibility, and functionality both inside and out. Designed for entertaining and everyday enjoyment, the backyard is truly a standout feature — complete with extensive concrete work, built-in raised planter boxes, perennial landscaping, raspberry bushes, apple tree, garden shed, RV parking pad, and an incredible detached rear garage currently suited perfectly as a gym, workshop, or ultimate man cave with lighting, power and roughed in Heat. Whether you're hosting friends, working on projects, storing toys, or creating the perfect home gym setup, this space offers versatility rarely found in Calgary properties. Outdoor living is elevated even further with the upgraded Duradeck outdoor space, hot tub hookups, and a private setting that makes the yard feel like your own personal escape. Inside, the home has been extensively upgraded throughout the years and showcases a warm, inviting layout filled with character and functionality. Recent improvements include an upgraded central air conditioning unit (2021), some updated vinyl windows, gorgeous hardwood flooring, Italian ceramic tile flooring, updated carpet on the stairs, and stainless steel appliances including Bosch refrigerator and Frigidaire double ovens installed in 2022. The dining area features vaulted ceilings and custom tile detailing, while the cozy main living space is anchored by an inviting fireplace. The spa-inspired upper bathroom renovation was designed to impress, featuring a luxurious steam shower complete

with waterfall feature, built-in speakers, and lighting, alongside a Jacuzzi tub with integrated speakers and lighting for the ultimate at-home retreat experience. The fully developed walkout basement adds exceptional flexibility and additional living space, offering endless opportunities for multigenerational living, entertaining, or guest accommodations. Beyond the home itself, the location is exceptional. Residents of McKenzie Lake enjoy access to one of Calgary's most established and desirable lake communities, featuring year-round amenities including skating, swimming, tennis courts, playgrounds, and beach access. Outdoor enthusiasts will appreciate the close proximity to the Bow River pathway system, Fish Creek Provincial Park, and nearby McKenzie Meadows Golf Club. With schools, shopping, restaurants, and major commuter routes all nearby, this is a rare opportunity to own a truly unique lifestyle property in one of southeast Calgary's most desirable communities.