

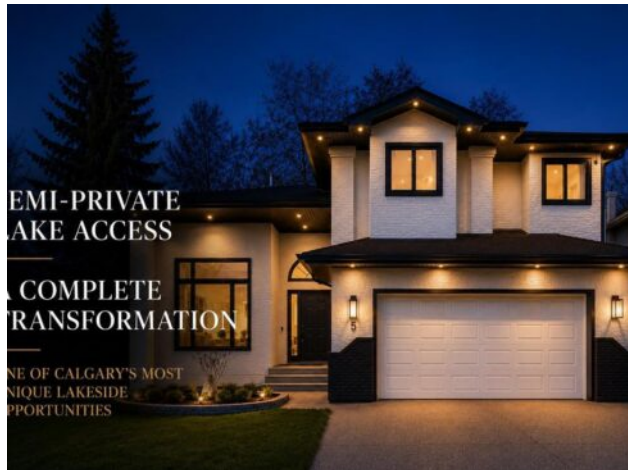


GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

5 Mckenzie Lake Point SE Calgary, Alberta

MLS # A2319062



\$1,249,000

Division:	McKenzie Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,572 sq.ft.	Age:	1990 (36 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Close to Clubhouse, Corner Lot, Front Yard, Landscaped, Lawn, L		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: NA

One of Calgary's most unique lakeside opportunities. Enjoy year round, exclusive lake access with a dock shared by just 7 of your closest neighbours. Imagine sunsets on the dock and lazy afternoons paddleboarding across McKenzie Lake while being just a short stroll back home to refill the cooler or use the facilities. This is Lake Living as few can experience it. Complementing this exceptional setting is a home that has been completely reimagined. Once dated and compartmentalized, it has been transformed into a stunning modern showpiece offering over 3,600 square feet of refined living space with 3+2 bedrooms, 3.5 bathrooms, multiple living and entertaining areas, and a level of finish that rivals many new-build luxury homes. Every aspect of the renovation was thoughtfully considered, from the timeless kitchen and updated exterior to the creation of an massive upper-level bonus room designed for modern family living. The main floor immediately impresses with soaring cathedral ceilings, expansive windows, and natural light that pours into the home throughout the day. Formal and informal living spaces provide flexibility for everything from quiet evenings with a glass of wine to your housewarming party. At the heart of the home, the beautifully designed kitchen features waterfall quartz countertops, stainless steel appliances, abundant storage and seamless connection to both the dining nook and inviting sunken family room with gas fireplace. Upstairs, the reconfigured layout creates an awesome bonus room complete with wet bar and tranquil views. The king-sized primary retreat offers a luxurious five-piece ensuite and walk-in closet, while two additional bedrooms share a beautifully appointed main bathroom with dual sinks. Beyond your private dock access, you'll enjoy all the benefits of the McKenzie Lake Residents Association. Just

next door, residents have access to sandy beach, tennis and basketball courts, beach volleyball, picnic areas, event spaces, skating, tobogganing, and a calendar of community events including the Winter Carnival, Polar Plunge, Easter Egg Hunt, Fishing Derby, and Outdoor Movie Nights.