



GRASSROOTS
REALTY GROUP

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11 McKenzie Lake View SE
Calgary, Alberta

MLS # A2330283



\$779,999

Division:	McKenzie Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,960 sq.ft.	Age:	1996 (30 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Close to Clubhouse, Landscaped, Many Trees, No Neighbours Be		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Granite Counters, Kitchen Island, No Animal Home, Open Floorplan, Pantry, Skylight(s)		

Inclusions: N/A

Harbours drone - <https://youtu.be/zK-vqZaYmAo> - Welcome to THE HARBOURS at McKenzie Lake, an exclusive lakeside community of just 82 homes offering PRIVATE FOB ACCESS to a PRIVATE DOCK & GREEN SPACE and one of Calgary's strongest communities. Steps from your front door, enjoy a lifestyle that feels like a year-round resort, than a traditional neighbourhood. Spend summer days swimming, paddleboarding, kayaking, fishing, or relaxing by the water, while winter brings skating and outdoor fun in a picturesque setting. This rare waterfront amenity sets The Harbours apart from anywhere else in McKenzie Lake. Ideally located within walking distance of the MAIN BEACH ENTRANCE & BOTH ELEMENTARY SCHOOLS, this home also enjoys immediate access to Fish Creek Provincial Park. With kilometres of pathways for walking, running, and cycling through one of North America's largest urban parks, outdoor recreation is always at your doorstep. Combining exclusive lake access, incredible natural surroundings, excellent schools, & a close-knit community, this is a rare opportunity to own in one of McKenzie Lake's most desirable locations. Be sure to pick up the HARBOURS KEY during your showing & take a few minutes to experience the PRIVATE DOCK & GREEN SPACE for yourself. A COVERED FRONT PORCH is perfect for you to enjoy your morning coffee or unwind in the evening. Inside, this well-maintained home offers an excellent layout with spacious principal rooms and updates throughout. The front FLEX ROOM is perfectly suited for a HOME OFFICE, formal dining room, reading room, or children's play area, offering flexibility as your family's needs change. The OPEN CONCEPT MAIN FLOOR connects the kitchen, dining area, & living room, creating an ideal space for everyday living & entertaining. Just

off the garage entry, you'll appreciate the practical MUDROOM with a BUILT-IN BENCH & convenient MAIN FLOOR LAUNDRY. Upstairs, the cosy, bright BONUS ROOM offers flexibility & could easily be converted into a FIFTH BEDROOM if desired. The generous PRIMARY SUITE features a LARGE WALK-IN CLOSET and a bright ENSUITE complete with a SOAKER TUB, separate shower and a new 4'x4' skylight. The FULLY FINISHED BSMT has been tastefully updated with NEW CARPET, MODERN TRIM, UPDATED LIGHTING, and a RENOVATED BATHROOM. The open layout offers a family room, games area, home gym, media room, or kids' play space, along with a generously sized bedroom and additional storage in the mechanical room as well as under the stairs. Step outside & enjoy a beautifully landscaped backyard featuring MATURE TREES, & a MASSIVE DECK perfect for entertaining. Whether you're hosting a barbecue or relaxing outdoors, this backyard extends your living space. Major updates provide peace of mind, including the RECENT FULL REMOVAL OF POLY-B, HIGH EFFICIENCY FURNACE & HOT WATER TANK. Homes in THE HARBOURS rarely come available. PRIVATE DOCK & GREEN SPACE, Don't miss this rare opportunity to own in one of McKenzie Lake's most exclusive communities.