

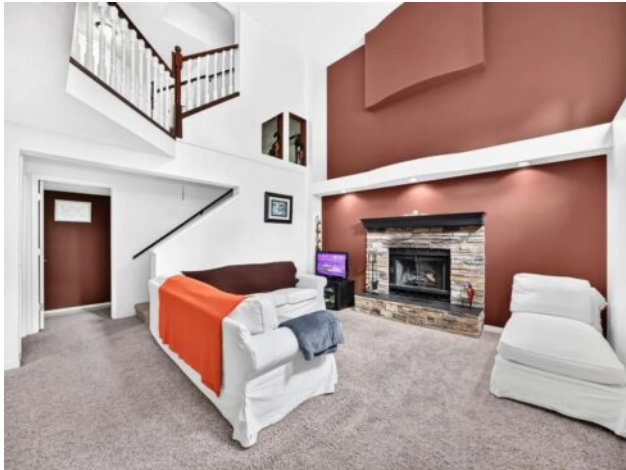


GRASSROOTS
REALTY GROUP

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14954 Mt McKenzie Drive SE
Calgary, Alberta

MLS # A2347977



\$585,000

Division:	McKenzie Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,516 sq.ft.	Age:	1993 (33 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, Storage		

Inclusions:	NA
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LAKE ACCESS- RV PARKING- WOOD BURNING FIREPLACE- Welcome to 14954 Mt. McKenzie Drive SE, a well-maintained, OPEN CONCEPT, former show home in the heart of McKenzie Lake, one of Calgary's most sought-after lake communities. Offering the perfect blend of comfort, convenience, and community spirit, this property provides an incredible opportunity to enjoy year-round lake living while being surrounded by friendly neighbors, excellent amenities, and beautiful natural surroundings. A thoughtful designed for everyday living, the home features a bright and functional layout with large windows bringing in loads of natural light. Upstairs you will find a spacious bonus room and 3 bedrooms including the primary bedroom with 4 pc ensuite. A cozy wood-burning fireplace on the lower level serves as a natural focal point in the large living area, while central air conditioning throughout ensures comfort throughout the warmer months. A door off of the dining area lead to a large deck and mature trees enhance the property with privacy, shade, and stunning seasonal beauty, the setting provides a peaceful backdrop that can be enjoyed year-round. Living in McKenzie Lake means more than owning a home—it means access to an exceptional lifestyle. Residents enjoy private lake privileges with opportunities for swimming, paddleboarding, fishing, skating, and scenic walks along the water. The community is also known for its extensive pathway system, parks, playgrounds, highly regarded schools, and convenient access to shopping and restaurants. Don't miss this opportunity and call for your viewing today!