

14736 Mt Mckenzie Drive SE
Calgary, Alberta**MLS # A2215240****\$535,000**

Division:	McKenzie Lake		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,005 sq.ft.	Age:	1996 (29 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Insulated		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Lawn, No Neighbours		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Vaulted Ceiling(s)		

Inclusions: Dining Table and 6 Chairs.

Welcome to 14736 Mount McKenzie Dr. SE, nestled in the serene community of McKenzie Lake. This fully finished Bi-Level home offers comfortable living with its spacious layout and recent updates. Across from Mountain Park School and backing onto Mt. Allan Playground, this location combines convenience with family-friendly amenities. This family-friendly neighbourhood offers top-rated public and Catholic schools, along with beautiful parks and pathways. Enjoy easy access to Fish Creek Park and the Bow River trails, perfect for outdoor activities. Commuting is a breeze with quick access to Deerfoot and Stoney Trail, and you are just minutes away from shopping, dining, and all essential amenities. Featuring 3 bedrooms on the upper level and 1 on the lower, along with 2 full baths and a double detached garage, this home is ideal for families seeking both space and functionality. Recent updates include fresh paint throughout the common areas of the home and the complete removal of Poly-B piping, ensuring peace of mind for the new owners. Enjoy ample natural light with large windows on both levels plus vaulted ceiling that enhance the sense of openness. The lower level boasts a separate entry, providing flexibility and privacy, while the upper level is accessible via the side patio door, perfect for bringing in groceries and connecting indoor and outdoor living. The spacious Primary bedroom provides a peaceful retreat with a large window looking over the back yard, and the lower level features a well-sized family room perfect for gatherings. Outside, the backyard is landscaped with a brick paving stone patio and a lawn area, offering a peaceful space for outdoor enjoyment. With over 1650 square feet of finished living space, this home offers comfort, style, and the perfect setting for creating lasting family memories. Call your favourite Realtor to view this home today! This one

won't last long!