

**35 Mckinley Road SE**  
**Calgary, Alberta**

**MLS # A2176263**



**\$788,900**

<b>Division:</b>	McKenzie Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,746 sq.ft.	<b>Age:</b>	1987 (37 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Garden		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, See Remarks	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Kitchen Island, Quartz Counters, Skylight(s), Walk-In Closet(s)		

**Inclusions:** Refrigerator x2, Shed

**\*\* Open House Saturday November 2nd from 2pm - 4:30pm & Sunday November 3rd from 2pm - 4pm! \*\*** Welcome to this beautifully renovated home in the sought-after community of Mackenzie Lake, located on a quiet, recently repaved street. With exceptional curb appeal, the home boasts natural rock and perennial landscaping, complemented by updated Hardie board siding and newer windows, enhancing its modernized interior. Recent upgrades include: Complete removal of popcorn ceilings, replaced with sleek flat ceilings and modern pot lighting. New flooring throughout the main and basement levels. Stunning brand-new grey shaker cabinets in the kitchen, complemented by a spacious island, quartz countertops, upgraded quartz backsplash, and a matching quartz feature wall surrounding the gas fireplace, New high-end appliances. Fully renovated bathrooms featuring new fixtures, tile, cabinetry, and quartz finishes. The primary ensuite offers a luxurious tiled shower with a marble flooring base. Solid hardwood flooring throughout the entire upper level, enhancing the freshly painted interiors. The fully finished basement offers ample storage space and includes a deep freezer. The attached garage provides additional convenience with shelving and an extra fridge/freezer. Additional features include central air conditioning and a custom-built shed in the backyard. This property is ideally located near scenic walking paths and green spaces that lead directly to the lake, with full lake access included. Don't miss the opportunity to tour this exceptional home!