

**134 Mckenzie Lake Cove SE**  
**Calgary, Alberta**

**MLS # A2196873**



**\$665,000**

<b>Division:</b>	McKenzie Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,801 sq.ft.	<b>Age:</b>	1990 (35 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** Refrigerator, Stove, Dishwasher, Washer, Dryer, Window Coverings - All unattached goods are sold as-is where-is and are not guaranteed and no representations or warranties whatsoever are given in connection therewith.

Welcome to your new home in the desirable McKenzie Lake community. This lovely well maintained 3 BR, 2.5 bathroom, 2 storey offers 1800sf of inviting living space, ideal for those seeking both comfort and potential for personalization. Upon entering you will be greeted by a home that exudes warmth and neutrality, making it the perfect canvas for your personal touches. The open concept main floor is designed for easy living, featuring spacious living room with fireplace and loads of natural light. The kitchen is functional with abundance of storage, stainless appliances and entrance to rear deck and yard. Retreat to the upper level where the generous primary bedroom has its own ensuite, plus 2 additional bedrooms and another full bath. The unfinished lower presents endless possibilities for a custom rec room, home gym or keep for storage; the choice is yours. Outdoor enthusiasts will appreciate the double garage and the beauty of a community that offers year round lake access and recreational activities. This move-in ready home invites you to enjoy its current charm while offering the flexibility to infuse your own unique personality.