



THE
A-TEAM

**RE/MAX
FIRST**

94 MCKENZIE LAKE Island, Calgary T2Z3P4

MLS® #: **A2109019**

Area: **McKenzie Lake**

Listing Date: **02/22/24**

List Price: **\$1,699,900**

Status: **Pending**

County: **Calgary**

Change: **-\$150k, 16-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1998**
Lot Information
Lot Sz Ar: **8,224 sqft**
Lot Shape: **50 X 160**

Finished Floor Area

Abv Sqft: **2,487**
Low Sqft:
Ttl Sqft: **2,487**

DOM

87
Layout
Beds: **4 (2 2)**
Baths: **4.5 (4 1)**
Style: **2 Storey**

Parking

Ttl Park: **7**
Garage Sz: **3**

Access:

Lot Feat:

Park Feat:

Beach,Cul-De-Sac,Lake,Low Maintenance Landscape,No Neighbours Behind,Landscaped,Rectangular Lot,Sloped Down

Aggregate,Concrete Driveway,Garage Door Opener,Garage Faces Side,Heated Garage,Triple Garage Attached

Utilities and Features

Roof: **Pine Shake**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony,Built-in Barbecue**

Construction:

Stucco

Flooring:

Carpet,Hardwood,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Bar Fridge,Built-In Oven,Dishwasher,Gas Cooktop,Microwave,Refrigerator,Washer/Dryer,Wine Refrigerator**
Int Feat: **Bar,Bidet,Bookcases,Breakfast Bar,Built-in Features,Ceiling Fan(s),Chandelier,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,Natural Woodwork,Open Floorplan,Pantry,Separate Entrance,Vaulted Ceiling(s),Wet Bar,Wired for Sound**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	21`0" x 21`0"
Great Room	Main	15`6" x 15`6"
2pc Bathroom	Main	5`7" x 4`11"
6pc Ensuite bath	Second	11`2" x 9`8"
5pc Ensuite bath	Second	10`10" x 5`0"
Family Room	Lower	21`4" x 13`6"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	15`0" x 16`0"
Laundry	Main	11`3" x 13`0"
Bedroom - Primary	Second	18`11" x 13`6"
Bedroom	Second	10`0" x 12`7"
Office	Second	15`1" x 10`1"
Bedroom	Lower	9`7" x 13`6"

3pc Ensuite bath 3pc Ensuite bath	Lower Lower	7` 3" x 9` 7" 4` 11" x 8` 0"	Bedroom	Lower	11` 2" x 15` 6"
Legal/Tax/Financial					
Condo Fee: \$390		Title: Fee Simple Fee Freq: Monthly		Zoning: R-C1	
Legal Desc:	9711398	Remarks			
Pub Rmks:	Welcome to the Island at McKenzie Lake , #94, a Lake Front Estate Home over 3600 sq. ft. Developed, 18' Cathedral Ceiling, Gated Community, 4 Master Bedrooms, 5 Bathrooms, Triple Attached Garage, Dual A/C, An Incredible Opportunity to move onto McKenzie Lake Island. When you walk into the home you will immediately see the Lake. The Grand Ceiling accompanied by a wall of glass allows the sunlight to spill into the home creating a bright cheery atmosphere. Well Designed Chef's Kitchen featuring Granite Counters, Gas Cooktop, 2 Built-in-Ovens, Pantry, 2 Sinks. The Upper Deck off the Kitchen is a perfect spot to sit, visit,or share a meal. As you cross the Chestnut tone Hardwood to head upstairs and across the Pedway you won't lose the Lake view. A Huge Master Bedroom, 6-pc Ensuite, Walk-in-Closet, remote operated Black Out Shutters & lake View. Office work space or could easily become a bedroom. The Fully Developed Walk-Out Lower Level is Great for Family Living. A Rec Room with built-in wall unit wired with A/V components. Wet Bar complete with mini fridge & dishwasher, and 2 more Master Bedrooms each with their own full bathrooms & walk-in closets. Stepping out into the Yard you will not be disappointed. Features include: exposed Aggregate Concrete, Built-in BBQ, secluded Fire Pit, Hot Tub. You will pass all of this as you wind your way to the Lake. Swimming, Skating, Kayaking, all Enjoyable Water Sports. Make the Move Today to this Exclusive Gated Community. Lake Homes don't come up often. Be in for the Summer/Beach Season				
Inclusions:	2 WALL Ovens, 2 Fridges(Kitchen & Garage), 3 Mini Fridges(Mudroom,Wet Bar,Garage) 2 Dishwashers(Kitchen & Wet Bar) Built in BBQ, Shelving in Garage, Fire Table(as is), Paddle Boat(as is), 2 Kayaks, Black out Blinds in all Bedrooms, All Window Coverings Hot Tub(not on RPR, buyer acknowleges and accepts)				
Property Listed By:	MaxWell Canyon Creek				

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













