



THE
A-TEAM

**RE/MAX
FIRST**

622 MCKENZIE LAKE Bay, Calgary T2Z2J2

MLS® #: **A2117187**

Area: **McKenzie Lake**

Listing Date: **03/27/24**

List Price: **\$899,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1993**

Lot Information

Lot Sz Ar: **11,761 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,563**

Low Sqft:

Ttl Sqft: **2,563**

DOM

53

Layout

Beds: **5 (4 1)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

Other

Double Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air, None**

Sewer:

Ext Feat: **Balcony, Garden**

Construction:

Mixed

Flooring:

Carpet, Ceramic Tile, Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings**

Int Feat: **Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Family Room	Main	15`11" x 14`4"	Living Room	Main	11`11" x 14`11"
Kitchen	Main	18`4" x 12`4"	Office	Main	15`8" x 9`6"
2pc Bathroom	Main	7`3" x 3`6"	Mud Room	Main	6`2" x 7`0"
Dining Room	Main	11`11" x 10`0"	Entrance	Main	11`7" x 6`11"
Walk-In Closet	Upper	5`10" x 7`4"	5pc Bathroom	Upper	11`6" x 5`0"
Bedroom - Primary	Upper	14`10" x 13`11"	Bedroom	Upper	11`6" x 10`4"
Bedroom	Upper	10`2" x 13`0"	Bedroom	Upper	9`6" x 12`1"

4pc Ensuite bath
4pc Bathroom
Media Room
Bedroom

Upper
Basement
Basement
Basement

11`4" x 12`6"
8`0" x 4`11"
14`7" x 12`7"
10`11" x 11`4"

Laundry
Game Room
Bonus Room
Furnace/Utility Room

Basement
Basement
Basement
Basement

7`5" x 8`6"
19`0" x 14`5"
11`7" x 10`6"
19`4" x 7`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

9212457

Remarks

Pub Rmks: **This stunning 2-storey, front garage 5-bedroom home with a walkout basement is nestled in one of SE Calgary's most desirable neighborhoods. Located on a quiet cul-de-sac, it boasts a spacious pie-shaped lot, offering both privacy and tranquility. As you step inside, you're greeted by a large, bright foyer adorned with high ceilings and an abundance of natural light, creating a welcoming ambiance. The living and dining areas feature impressive 10-foot ceilings and numerous windows, further enhancing the airy atmosphere. The open-concept kitchen, complemented by laminate flooring, seamlessly flows into the family room, where a cozy gas fireplace adds warmth and charm to the space. Additionally, a generously sized den/office room with French doors and built-in shelving, along with a convenient powder room, round off the main floor, providing ample functionality. Ascending to the upper level, you'll find a spacious master bedroom complete with a luxurious 4-piece ensuite featuring a jacuzzi tub for ultimate relaxation. Three additional well-proportioned bedrooms and a full bathroom, equipped with his and her sinks, offer comfort and convenience for family members or guests. The fully finished basement adds even more living space, featuring a large rec room/family room adorned with granite shelving, an additional bedroom, flex room, and a 4-piece bathroom. Ample storage space ensures organizational ease. Perfect for hosting gatherings and outdoor activities, this home boasts both upper and lower decks, ideal for entertaining friends and family while enjoying the expansive outdoor space. In total, this remarkable home offers over 3800 square feet of living space, combining functionality with luxury to create an exceptional living experience for its lucky residents.**

Inclusions: **None**
Property Listed By: **Real Broker**

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









