



THE
A-TEAM

**RE/MAX
FIRST**

5 MCKENZIE LAKE Point, Calgary T2Z1L5

MLS®#: **A2144151** Area: **McKenzie Lake** Listing Date: **06/26/24** List Price: **\$1,195,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1990**
Lot Information
 Lot Sz Ar: **6,749 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,606**
 Low Sqft:
 Ttl Sqft: **2,606**

DOM

6
Layout
 Beds: **6 (5 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat:

Back Yard,Backs on to Park/Green Space,Corner Lot,Cul-De-Sac,Dog Run Fenced In,Fruit Trees/Shrub(s),Lake,Front Yard,Lawn,Low Maintenance Landscape,No Neighbours Behind,Landscaped,Level,Street Lighting,Private,Rectangular Lot,Secluded,See Remarks
 Park Feat: **220 Volt Wiring,Double Garage Attached,Front Drive,Garage Door Opener,Heated Garage,Insulated,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Dog Run,Fire Pit,Garden,Playground,Private Entrance,Private Yard,Storage**

Construction: **Stucco,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Cooktop,Electric Oven,Microwave,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Double Vanity,High Ceilings,Jetted Tub,Kitchen Island,No Smoking Home,Open Floorplan,Soaking Tub,Storage,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	4`11" x 8`3"	Living Room	Main	11`4" x 12`6"
Dining Room	Main	12`0" x 12`9"	Kitchen	Main	12`3" x 10`2"
Kitchen	Main	12`1" x 10`2"	2pc Bathroom	Main	5`7" x 6`8"
Laundry	Main	7`6" x 11`7"	Bedroom	Upper	11`7" x 10`3"
Bedroom	Upper	12`4" x 10`3"	3pc Bathroom	Upper	5`0" x 10`3"
Bedroom	Upper	10`6" x 8`2"	Bedroom	Upper	10`3" x 17`0"
Bedroom - Primary	Upper	12`10" x 18`8"	Walk-In Closet	Upper	7`10" x 7`3"

5pc Ensuite bath
Furnace/Utility Room
3pc Bathroom

Upper
Basement
Basement

11`4" x 9`3"
7`5" x 12`1"
10`11" x 5`6"

Den
Game Room
Bedroom

Basement
Basement
Basement

12`4" x 17`1"
10`11" x 17`5"
10`11" x 17`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

8911052

Remarks

Pub Rmks: ((OPEN HOUSE SATURDAY JUNE 29th 1:00 - 4:00 pm))PRIVATE LAKE ACCESS & DOCK | 6 BEDS 4 BATHS | 3500 SQFT FINISHED LIVING AREA | FULL REPAINT THROUGHOUT | REFINISHED HARDWOOD | Here is the large family home in the perfect location that you have been searching for! Boasting 3500 sq ft of finished living area and significant updates and improvements welcome to 5 Mckenzie Lake Point SE! With impressive curb appeal this property sits on an oversized private corner lot with significant recent upgrades including highly durable elastomeric exterior, new windows, new roof and soffits, as well as gem stone lighting system providing decades of maintenance free living! Upon entry the spacious vaulted ceilings and grand staircase are warm and inviting. The front sitting room has recently refinished hardwood floors that flow into the formal dining area and the updated kitchen with recently replaced SS Appliances, refinished countertops, and a new sink. The breakfast nook is perfect for those busy mornings and the relaxed living room is a focal point with built-ins for relaxing and watching T.V. and a cozy gas fireplace for those cool winter days. The main floor flows out onto the massive west facing rear deck (more about that shortly). Moving upstairs, there are 5 bedrooms (very difficult to find). The large master bedroom is the perfect retreat for the Lord & Lady of the home with large windows overlooking the treed backyard and 5 piece bath complete with a large soaker tub and stand alone shower. There are 4 more bedrooms and an additional 4 piece bath with extensive renovations having been recently completed. The bedroom next to the master is a favorite of mine and could easily be repurposed as a home office with its huge windows and impressive built-in shelving and storage! Moving to the basement, we find a large flex space that is currently used as a home gym but has ample space for a dedicated TV area or as a rec room for the kids. There is a 6th bedroom and 3 piece bath that is ideal for guests or for the young adults in the family. The current owners have their office in the basement as well making for a quiet work from home location. The backyard is bathed in Sunny SW Sunlight and is truly an oasis with multiple gazebos, a hot tub and loads of lights as well as electric heaters for those cooler evenings. The tree house is a fantastic addition for the kids that will provide memories that will last a lifetime! The private rear pathway leads to your private dock (the handful of homes that can use this pathway are mainly retirees and empty nesters) giving you a tranquil spot to fish and swim in the summer, and skate in the winter! The oversized double attached garage is insulated and comes complete with handy shelving, 220 volt wiring and durable flooring. This location is hard to beat with walking distance to elementary schools and of course the Mckenzie Lake Beach Club. This home is a true sanctuary! Book your private showing today!

Inclusions: Garage heater, hot tub, pergolas and heaters, fridge in the garage, shelving in the garage, floor coverings in the garage,
Property Listed By: 2% Realty

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









