



THE
A-TEAM

**RE/MAX
FIRST**

321 MCKENZIE LAKE Cove, Calgary T2Z 1M4

MLS® #: **A2144226** Area: **McKenzie Lake** Listing Date: **06/26/24** List Price: **\$919,900**
 Status: **Pending** 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: **8,901 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,973**
 Low Sqft:
 Ttl Sqft: **1,973**

DOM

6
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey Split**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space, Close to Clubhouse, Corner Lot, Cul-De-Sac, Landscaped, Pie Shaped Lot**
 Park Feat: **Double Garage Attached, Garage Door Opener, Heated Garage**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Central**
 Sewer:
 Ext Feat: **BBQ gas line, Fire Pit, Private Yard**

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

Kitchen Appl: **Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Window Coverings**
 Int Feat: **Central Vacuum, Granite Counters, No Animal Home, No Smoking Home, Soaking Tub, Stone Counters, Vaulted Ceiling(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	9`8" x 10`1"	Family Room	Main	19`1" x 14`3"
Kitchen	Main	17`2" x 24`3"	Living Room	Main	11`9" x 14`3"
2pc Bathroom	Main	4`7" x 4`7"	4pc Bathroom	Second	9`3" x 5`1"
5pc Ensuite bath	Second	11`7" x 13`5"	Bedroom - Primary	Second	13`5" x 14`2"
Bedroom	Second	9`5" x 9`11"	Bedroom	Second	10`1" x 10`7"

Walk-In Closet
Bedroom
Storage

Second
Basement
Basement

5`11" x 7`11"
12`8" x 12`5"
6`8" x 6`4"

3pc Bathroom
Game Room
Storage

Legal/Tax/Financial

Basement
Basement
Basement

6`6" x 7`3"
20`3" x 29`8"
7`11" x 6`3"

Title:
Fee Simple
Legal Desc:

8911052

Zoning:
R-C1

Remarks

Pub Rmks:

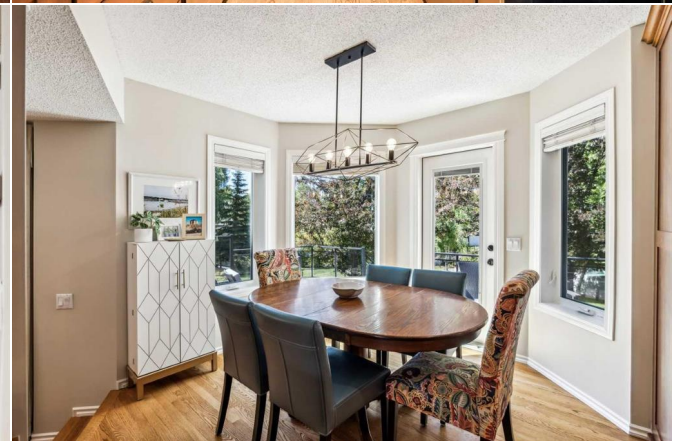
*****Open House Saturday, June 29 at 12 - 4 p.m.*** One of the best locations in McKenzie Lake, offering an exceptional lifestyle! With over 2900 sq. ft. of developed space including the basement, simply cross the street from this beautifully updated and lovingly maintained home to the McKenzie Lake Beach Club. Corner lot of a cul-de-sac, backing on to a green space, with a huge west-facing yard. Sit on the large private deck and watch the kids walk a block down the street to school. The main floor boasts vaulted ceilings, hardwood floors, a sunken living room with electric fireplace and a dream kitchen designed for entertaining. The kitchen is complete with solid alder cabinets, stainless steel appliances, built in oven and gas stove, granite counter tops, all with access to the huge back deck and fire pit -- perfect for indoor/outdoor entertaining. In addition, enjoy a main floor family room with gas fireplace and sliding doors to the deck as well as main floor laundry, half bathroom, and access to the double attached, heated garage. Upstairs you will find cushy high-end carpeting and a beautiful master suite complete with an ensuite spa bathroom. Enjoy a private bath with stunning views of the trees, a steam shower and two separate vanities. The upper floor includes two more bedrooms and a full updated bathroom. Downstairs you will find a fourth bedroom (window is not egress), another full bathroom, an extensive amount of storage space, and a large rec room with a bonus space that can be used for an office or play area. Every detail has gone into the comfort of this home including central A/C, water softener, chlorine filter, and radon mitigation system. All of the windows on the main and upper levels were replaced in 2018, complete with high-end Hunter Douglas blinds throughout. New asphalt roof (2019) and furnace (2017). Easy access to Stoney and Deerfoot Trails, as well as Fish Creek Park just a short walk away. The private McKenzie Lake beach club includes boating, fishing, beach volleyball, tennis/pickle ball and more.**

Inclusions:
Property Listed By:

Radon mitigation system, Chlorine filter, Security system hardware
CIR Realty

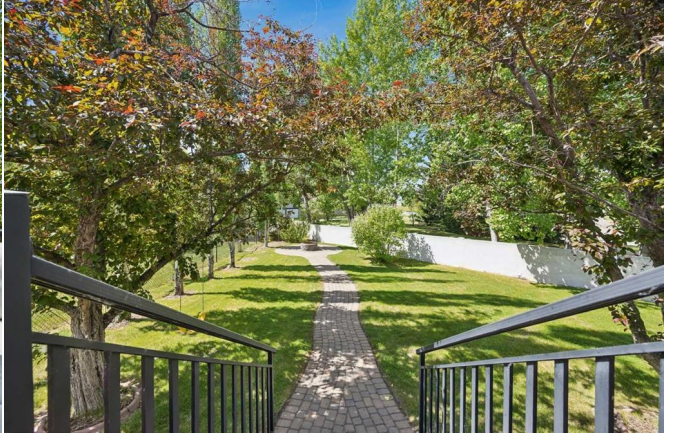
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

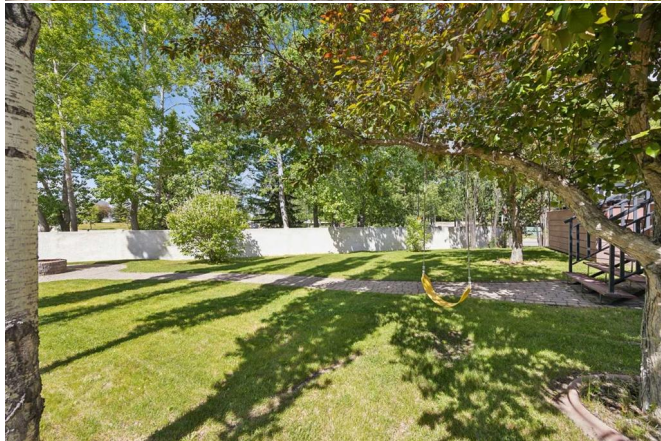
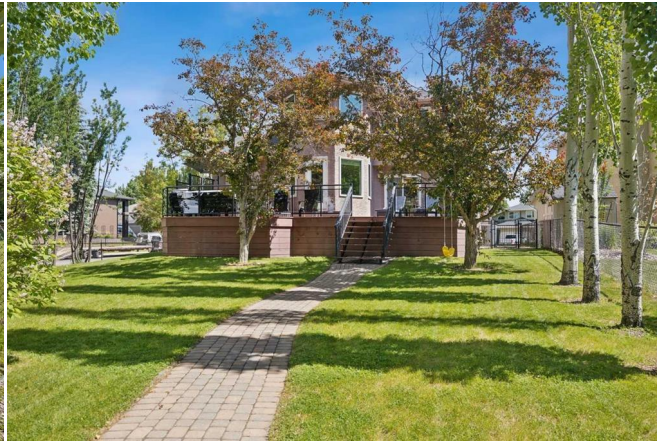












321 McKenzie Lake Cove SE, Calgary, AB

Main Floor
 Exterior Area 1763.81 sq ft
 Interior Area 1050.24 sq ft
 Excluded Area 478.36 sq ft



PREPARED: 2024/06/25



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

321 McKenzie Lake Cove SE, Calgary, AB

2nd Floor
 Exterior Area 512.71 sq ft
 Interior Area 180.70 sq ft



PREPARED: 2024/06/25



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

321 McKenzie Lake Cove SE, Calgary, AB

Basement (Below Grade)
 Exterior Area 577.50 sq ft
 Interior Area 508.23 sq ft
 Excluded Area 42.00 sq ft



PREPARED: 2024/06/25



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.