



THE
A-TEAM

**RE/MAX
FIRST**

55 MCKENZIE LAKE Landing, Calgary T2Z1M4

MLS®#: **A2145806** Area: **McKenzie Lake** Listing Date: **07/01/24** List Price: **\$1,390,000**
 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: **9,644 sqft**
 Lot Shape:

Finished Floor Area

Abv Sqft: **2,887**
 Low Sqft:
 Ttl Sqft: **2,887**

DOM

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

Parking

Ttl Park: **6**
 Garage Sz: **3**

Access:

Lot Feat: **Back Yard,Close to Clubhouse,Cul-De-Sac,Fruit Trees/Shrub(s),Front Yard,Lawn,Garden,Landscaped**
 Park Feat: **Garage Door Opener,Heated Garage,Triple Garage Attached**

Utilities and Features

Roof: **Shake**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Balcony,Private Yard,Storage**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Double Oven,Dryer,ENERGY STAR Qualified Refrigerator,Gas Stove,Microwave,Range Hood,Refrigerator,Trash Compactor,Washer,Water Softener,Window Coverings**
 Int Feat: **Bar,Bookcases,Breakfast Bar,Central Vacuum,Chandelier,Double Vanity,Granite Counters,Jetted Tub,Kitchen Island,Soaking Tub,Storage**
 Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	19`2" x 13`5"
Kitchen	Main	22`7" x 16`4"
Office	Main	10`1" x 9`8"
Breakfast Nook	Main	16`0" x 7`0"
Bedroom - Primary	Upper	15`11" x 14`3"
Bedroom	Upper	14`1" x 11`1"

Room	Level	Dimensions
Dining Room	Main	17`7" x 9`7"
Family Room	Main	13`11" x 12`11"
Game Room	Lower	26`9" x 26`1"
Laundry	Main	9`8" x 9`7"
Bedroom	Upper	14`5" x 13`10"
Bedroom	Upper	13`3" x 10`4"

Bedroom
2pc Bathroom
3pc Bathroom

Lower
Main
Lower

12`5" x 12`11"

4pc Bathroom
5pc Ensuite bath
Bedroom

Upper
Upper
Lower

14`5" x 13`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

8911052

Zoning:
R-C1

Remarks

Pub Rmks:

Welcome home to the outstanding family focused, lake access home in stunning McKenzie Lake. This large, AIR CONDITIONED home is situated on a MASSIVE, SOUTH backing pie shaped lot with only a select number of homes having PRIVATE LAKE / DOCK ACCESS. As you enter this expansive home with over 4200 ft.² of living space you are greeted into a large foyer, generous living room, dining room, chef's kitchen with NEW stainless steel appliances, breakfast nook, large windows with expansive views of the large yard, updated finishes, a large great room off the kitchen, office, main floor laundry room, mudroom and half bath. Enjoy the deck which has additional privacy from the lovely trees surrounding this home. On the upper level you will find 4 bedrooms including a beautiful and tranquil primary suite complete with a balcony, newly renovated ensuite, large glass, shower, soaker tub, dual vanities in your own spa like oasis. The additional 3 bedrooms are generous and well appointed. On the walkout level, you will find ample open space whether it be used a rec room or multipurpose space, two bedrooms, full bath, bar and a walkout to your yard with access to the private dock. Enjoy year round recreation directly from your home whether swimming or boating in the summer or skating in the winter. This home is nestled with loads of privacy and surrounded by mature trees and shrubs, positioned away from neighboring homes, fire pit and plenty of space to enjoy those endless summer nights. The TRIPLE CAR HEATED GARAGE is oversized and has ample room for hobbies and interests. This special cul-de-sac has plenty of space for parking additional vehicles and is steps away from the beach club, schools, community center, access to Stony Trail, Deerfoot Trail and so much more. Don't miss out on this outstanding opportunity in this stunning home situated in the heart of McKenzie Lake. Call your Realtor today!

Inclusions:
Property Listed By:

**Additional brand new Jenn Air hoodfan in box
CIR Realty**

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













