



THE
A-TEAM

**RE/MAX
FIRST**

101 MCKINLEY Road, Calgary T2Z 1V4

MLS®#: **A2156776** Area: **McKenzie Lake** Listing Date: **08/12/24** List Price: **\$759,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1989**
Lot Information
 Lot Sz Ar: **4,725 sqft**
 Lot Shape: **4725 SQF**

Access:
 Lot Feat: **Back Lane,Back Yard,Corner Lot,Few Trees,Garden**
 Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **2,073**
 Low Sqft:
 Ttl Sqft: **2,073**

DOM

37
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Garden,Private Yard**

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

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Breakfast Bar,No Smoking Home,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	7`2" x 2`10"	Breakfast Nook	Main	7`9" x 10`1"
Dining Room	Main	11`6" x 12`5"	Family Room	Main	12`0" x 15`11"
Foyer	Main	10`8" x 8`11"	Kitchen	Main	11`4" x 14`11"
Laundry	Main	5`1" x 8`9"	Living Room	Main	11`6" x 13`11"
4pc Bathroom	Second	9`3" x 4`10"	4pc Ensuite bath	Second	12`0" x 8`0"
Bedroom - Primary	Second	18`11" x 14`11"	Bedroom	Second	9`3" x 18`8"
Bedroom	Second	9`4" x 15`2"	4pc Bathroom	Lower	8`0" x 4`11"

Bedroom
Furnace/Utility Room

Lower
Lower

17`10" x 12`5"
7`6" x 16`7"

Game Room

Lower

24`1" x 30`9"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

8911706

Zoning:

R-C1

Remarks

Pub Rmks:

OPEN HOUSE MONDAY SEP 2 from 1-3 PM!! Discover the beauty of 101 McKinley Road SE, a bright, spacious 3,200+ square foot family home nestled in the heart of the desirable community of McKenzie Lake. This peaceful, settled, family-friendly neighborhood where the neighbours know each other gives you a comfortable environment to raise children. You get exclusive LAKE ACCESS with boating, fishing, a beautiful beach, tennis, volleyball, public skating in the winter, and clubhouse for socials. Scenic walking paths to the Bow River, Fish Creek Park, premier golfing, and top-rated schools make this a prime location! As you enter this beautifully updated home you are greeted with an abundance of natural light and soaring vaulted ceilings in the living and dining rooms. The well-appointed modern kitchen features generous granite countertops, LG stainless steel appliances, walk-in pantry, and a bright breakfast nook with sliding screen door to the deck. The adjoining family room has a cozy wood burning fireplace and it is the perfect spot for unwinding and family gatherings. There is a stylish two-piece powder room and a well-equipped laundry room with ample storage and workspace on the main floor. The upper level boasts elegant hardwood flooring, a luxurious primary suite includes a beautifully renovated ensuite, an oversized shower, double vanity, and a custom walk-in closet. Two additional good sized bedrooms and an updated bathroom complete the upper level. There is another walk-in closet in one of the additional bedrooms. The finished basement expands your living options with a spacious family room, an area perfect for a game room or home gym. A fourth bedroom (no egress window), and a three-piece bath makes the basement ideal for guests or older children. Outside, the deck offers a private retreat with mature trees and perennials providing the perfect setting for outdoor entertaining. The attached garage is finished with drywall and boasts a beautiful epoxy floor finish that is easy to keep clean even in the winter. Public transit gives you access to Somerset C-Train station in less than ten minutes. Express bus service to downtown in the morning and evening makes it easy to travel to and from work during rush hours. Quick access to Stoney Trail and Deerfoot Trail make it easy to travel to any area of the city without getting stuck in traffic. Located within walking distance to parks, schools, and easy access to 3 major shopping areas within 10 minutes, this home is perfect for those seeking convenience and luxury. Schedule your private viewing today!

Inclusions:

Property Listed By:

Water Softener

RE/MAX Complete Realty

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