



THE
A-TEAM

**RE/MAX
FIRST**

57 MCKENZIE LAKE Point, Calgary T2Z 1L7

MLS®#: **A2166318** Area: **McKenzie Lake** Listing Date: **09/19/24** List Price: **\$2,490,000**
 Status: **Pending** 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: **11,216 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **3,256**
 Low Sqft:
 Ttl Sqft: **3,256**

DOM

9
Layout
 Beds: **5 (3 2)**
 Baths: **4.5 (4 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Lake,Lawn,No Neighbours Behind,Landscaped,Views**
 Park Feat: **Heated Garage,Insulated,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Dock,Fire Pit,Outdoor Grill**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Garage Control(s),Garburator,Gas Stove,Range Hood,Refrigerator,Washer/Dryer,Wine Refrigerator**
 Int Feat: **Built-in Features,Central Vacuum,Chandelier,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Recessed Lighting,Stone Counters,Storage,Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	13`7" x 12`0"
Breakfast Nook	Main	11`11" x 8`8"
Foyer	Main	10`2" x 6`7"
Laundry	Main	10`11" x 8`11"
Bedroom - Primary	Upper	20`4" x 16`11"
Walk-In Closet	Upper	9`11" x 7`0"

Room	Level	Dimensions
Kitchen	Main	24`6" x 14`11"
Dining Room	Main	16`4" x 15`6"
2pc Bathroom	Main	5`4" x 4`10"
Family Room	Main	26`11" x 16`7"
5pc Ensuite bath	Upper	20`5" x 11`11"
Bedroom	Upper	15`11" x 10`4"

Bedroom	Upper	16`2" x 10`2"	5pc Bathroom	Upper	12`3" x 6`2"
Game Room	Lower	28`7" x 22`2"	Kitchen	Lower	9`4" x 6`10"
Exercise Room	Lower	15`5" x 9`8"	Bedroom	Lower	18`6" x 15`8"
3pc Ensuite bath	Lower	9`5" x 5`0"	Bedroom	Lower	17`7" x 11`7"
3pc Ensuite bath	Lower	8`8" x 5`5"			

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc: **8911052**

Zoning:
R-C1

Remarks

Pub Rmks: **Welcome to your dream home in McKenzie Lake! Situated on a quiet cul-de-sac, this exquisite cottage-style property backs out onto the serene community lake with private dock. With over 3000 square feet, this property boasts curb appeal with its beautiful stone exterior, surrounding trees, and magnificent view of the water. Step inside the double doors to an elegant open spiral staircase, beautiful lighting, and hardwood flooring throughout the entire home. To the right of the foyer is a seating nook, perfect for reading or visiting. An oversized granite island in the kitchen provides seating and includes a built-in beverage fridge, microwave, and dishwasher. Large windows in the dining area and family room provide an abundance of natural light, while the modern fireplace provides warmth and ambience. The formal dining area features high vaulted ceilings, an architecturally curved wall, and towering windows. A powder room and laundry room with sink and tiled flooring are also found on the main floor. Upstairs, French doors open up to the elegant primary bedroom with plenty of windows, a sizeable walk-in closet with built-in drawers/shelving, and a sliding barn door that opens up to a bright and luxurious ensuite. Beautifully designed, this ensuite features a wooden beam to match the barn door, a gorgeous chandelier over the soaker tub with surrounding arched windows, sleek tiled flooring, a vanity with tons of storage, dual sinks, gold accents, and an oversized shower. Find two additional bedrooms on the top floor; one including a walk-in closet, a full bathroom, and a large office with a built-in table. The finished walk-out basement with hardwood flooring includes a bar and kitchen area, stone fireplace, rec room, fitness area, a full bathroom, and two bedrooms, both with 3 piece ensuites, and one with a walk-in closet. Outside, enjoy the view from the large patio with glass railing overlooking the peaceful lakeside, and let the kids play in the massive backyard. Entertaining is effortless, with the built-in outdoor BBQ and prep area, as well as hot tub. Enjoy the benefits of living in this lake community, with access to a multitude of recreation options, as part of the Resident's Association and Beach Club. Tennis, pickleball, beach volleyball, basketball, boating, fishing, swimming and skating are just a few of the available activities. Excellent schools, parks and playgrounds are nearby as well. Don't miss out on this amazing location, and lakefront lifestyle!**

Inclusions:
 Property Listed By: **All Built-in Speakers
 eXp Realty**

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













