



THE
A-TEAM

**RE/MAX
FIRST**

15479 MCKENZIE LAKE Way, Calgary T2Z 2H4

MLS® #: **A2166676** Area: **McKenzie Lake** Listing Date: **09/20/24** List Price: **\$1,150,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1994**
Lot Information
 Lot Sz Ar: **6,932 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,404**
 Low Sqft:
 Ttl Sqft: **2,404**

DOM

8
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Yard,Lake,Front Yard,Garden,Landscaped,Level,Underground Sprinklers,Pie Shaped Lot,Treed**
 Park Feat: **Aggregate,Double Garage Attached,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Mid Efficiency,Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Awning(s),BBQ gas line,Dock,Fire Pit,Garden,Tennis Court(s)**

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

Kitchen Appl: **Bar Fridge,Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Garburator,Gas Cooktop,Humidifier,Microwave,Refrigerator,Washer,Window Coverings**
 Int Feat: **Bar,Bookcases,Breakfast Bar,Built-in Features,Ceiling Fan(s),Central Vacuum,Closet Organizers,Double Vanity,French Door,High Ceilings,Jetted Tub,Kitchen Island,Open Floorplan,Pantry,Recreation Facilities,Separate Entrance,Skylight(s),Smart Home,Soaking Tub,Steam Room,Stone Counters,Storage,Vinyl Windows,Walk-In Closet(s),Wet Bar,Wired for Sound**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	19`8" x 16`2"	Dining Room	Main	12`5" x 8`7"
Kitchen	Main	16`8" x 12`6"	Breakfast Nook	Main	12`6" x 8`0"

Bedroom - Primary Main 19`6" x 12`8"
Bedroom Main 9`11" x 9`10"
Bedroom Basement 16`5" x 17`0"
Game Room Basement 18`4" x 19`5"
Game Room Basement 21`1" x 18`9"
2pc Bathroom Main 0`0" x 0`0"
5pc Ensuite bath Main 0`0" x 0`0"

Bedroom
Bedroom
Media Room
Family Room
Laundry
4pc Ensuite bath
3pc Bathroom

Main 10`6" x 9`5"
Basement 15`7" x 12`11"
 Main 20`9" x 12`10"
Basement 18`4" x 19`5"
 Main 8`9" x 6`1"
 Main 0`0" x 0`0"
Basement 0`0" x 0`0"

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **9110579**

Zoning: **R-C1**

Remarks

Pub Rmks: **Opportunity knocks for this HUGE ESTATE BUNGALOW with PRIVATE LAKE ACCESS/SHARED DOCK. This former STAMPEDE LOTTERY SHOWHOME designed by renowned architect John Haddon and CUSTOM BUILT by Jayman Master Builder boasts 2404 sq.ft. on the main floor and 2149 sq.ft. downstairs. This rare 3+2 bedroom with 3 1/2 bathrooms has 10' ceilings, imported Brazilian cherry hardwood, main floor laundry room, a MAIN FLOOR THEATRE ROOM and the ENTIRE EXTERIOR is MAINTENANCE FREE STONE TILE. The MASSIVE BACK DECK with SOUTH EXPOSURE has a hot tub and gas firepit.. Walk out the back gate to the private walkway to the dock. There are many windows throughout the main floor and all with California shutters. There are transom windows above and below the kitchen cabinetry allowing the light to stream in. TECH TOP counters are featured in the kitchen which is a cultured stone and corian counters are in the bathrooms laundry room and around the primary bedroom 3 sided fireplace. A side door leads directly to the basement. Seller is a licensed Realtor in the Province of Alberta.**
 Inclusions: **underground sprinklers**
 Property Listed By: **Royal LePage Solutions**

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













