



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**35 MCKINLEY Road, Calgary T2Z 1T7**

MLS®#: **A2176263**

Area: **McKenzie Lake**

Listing Date: **10/30/24**

List Price: **\$759,900**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 14-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1987**

Lot Information

Lot Sz Ar: **4,693 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,745**  
Low Sqft:  
Ttl Sqft: **1,745**

DOM

**22**

Layout

Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Garden**  
Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Freezer,Microwave Hood Fan,Washer**  
Int Feat: **Closet Organizers,Kitchen Island,Quartz Counters,See Remarks,Skylight(s),Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Laundry</b>	<b>Main</b>	<b>5`2" x 6`1"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`10" x 18`5"</b>
<b>Dining Room</b>	<b>Main</b>	<b>11`7" x 8`6"</b>
<b>Entrance</b>	<b>Main</b>	<b>4`6" x 8`1"</b>
<b>Walk-In Closet</b>	<b>Upper</b>	<b>4`3" x 5`5"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`2" x 8`7"</b>
<b>Walk-In Closet</b>	<b>Upper</b>	<b>3`11" x 2`11"</b>

Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`0" x 6`0"</b>
<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>14`7" x 14`11"</b>
<b>Bonus Room</b>	<b>Main</b>	<b>12`0" x 10`11"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>14`2" x 12`11"</b>
<b>3pc Ensuite bath</b>	<b>Upper</b>	<b>7`4" x 10`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`7" x 9`1"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>5`5" x 7`6"</b>

Family Room	Basement	13`1" x 33`9"	Legal/Tax/Financial
Title: <b>Fee Simple</b>		Zoning: <b>R-CG</b>	
Legal Desc:	<b>8110325</b>		Remarks
Pub Rmks:	<b>** Open House Saturday November 23rd 1:30pm - 3:30pm! ** Welcome to this beautifully renovated home in the sought-after community of Mckenzie Lake, located on a quiet, recently repaved street. With exceptional curb appeal, the home boasts natural rock and perennial landscaping, complemented by updated Hardie board siding and newer windows, enhancing its modernized interior. Recent upgrades include: Complete removal of popcorn ceilings, replaced with sleek flat ceilings and modern pot lighting. New flooring throughout the main and basement levels. Stunning brand-new grey shaker cabinets in the kitchen, complemented by a spacious island, quartz countertops, upgraded quartz backsplash, and a matching quartz feature wall surrounding the gas fireplace, New high-end appliances. Fully renovated bathrooms featuring new fixtures, tile, cabinetry, and quartz finishes. The primary ensuite offers a luxurious tiled shower with a marble flooring base. Solid hardwood flooring throughout the entire upper level, enhancing the freshly painted interiors. The fully finished basement offers ample storage space and includes a deep freezer. The attached garage provides additional convenience with shelving and an extra fridge/freezer. Additional features include central air conditioning and a custom-built shed in the backyard. This property is ideally located near scenic walking paths and green spaces that lead directly to the lake, with full lake access included. Don't miss the opportunity to tour this exceptional home!</b>		
Inclusions:	<b>Refrigerator x2, Shed</b>		
Property Listed By:	<b>RE/MAX Realty Professionals</b>		

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





















