15510 MCKENZIE LAKE Way, Calgary T2Z 2J3

MLS®#:	**A2176452**	Area:	**McKenzie Lake**	Listing Date:	**10/31/24**	List Price: **$859,000**
Status:	**Active**	County:	**Calgary**	Change:	**None**	Association: **Fort McMurray**

General Information
Prop Type:	**Residential**
Sub Type:	**Detached**
City/Town:	**Calgary**
Year Built:	**1996**

Lot Information
Lot Sz Ar:	**5,435 sqft**
Lot Shape:	

Access:
Lot Feat:	**Back Lane,Back Yard,Front Yard,Lawn,Landscaped,Level,Private**
Park Feat:	**Double Garage Attached**

Finished Floor Area
Abv Sqft:	**2,468**
Low Sqft:	
Ttl Sqft:	**2,468**

DOM
21

Layout
Beds:	**4 (3 1)**
Baths:	**4.0 (3 2)**
Style:	**2 Storey**

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

Utilities and Features

Roof:	**Asphalt**	Construction:	
Heating:	**High Efficiency**		**Wood Frame**
Sewer:		Flooring:	
Ext Feat:	**Private Entrance,Private Yard**		**Carpet,Ceramic Tile,Hardwood,Laminate**
		Water Source:	
		Fnd/Bsmt:	**Poured Concrete**

Kitchen Appl:	**Central Air Conditioner,Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**
Int Feat:	**Breakfast Bar,Ceiling Fan(s),Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Separate Entrance,Storage,Track Lighting,Vaulted Ceiling(s),Vinyl Windows**
Utilities:	

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	**Main**	**12`6" x 15`5"**	**Den**	**Main**	**11`2" x 13`11"**
Dining Room	**Main**	**11`1" x 15`2"**	**Nook**	**Main**	**12`1" x 10`0"**
Kitchen	**Main**	**12`9" x 13`2"**	**Pantry**	**Main**	**3`11" x 3`10"**
2pc Bathroom	**Main**	**4`11" x 5`5"**	**Entrance**	**Main**	**5`2" x 10`11"**
Bedroom	**Upper**	**11`1" x 13`1"**	**5pc Ensuite bath**	**Upper**	**10`1" x 10`4"**
Bedroom - Primary	**Upper**	**14`2" x 15`6"**	**Laundry**	**Upper**	**7`0" x 5`5"**

Furnace/Utility Room	Basement	12`2" x 15`1"	Living Room	Main	12`6" x 15`5"	
Den	Main	11`2" x 13`11"	Dining Room	Main	11`1" x 15`2"	
Nook	Main	12`1" x 10`0"	Kitchen	Main	12`9" x 13`2"	
Pantry	Main	3`11" x 3`10"	2pc Bathroom	Main	4`11" x 5`5"	
Entrance	Main	5`2" x 10`11"	Bedroom	Upper	11`1" x 12`10"	
4pc Bathroom	Upper	8`3" x 4`11"	Walk-In Closet	Upper	10`3" x 7`4"	
Bonus Room	Upper	18`11" x 12`0"	Bedroom	Basement	11`7" x 10`2"	
4pc Bathroom	Basement	10`8" x 8`4"	Game Room	Basement	23`5" x 16`6"	

Legal/Tax/Financial

Title:		Zoning:
Fee Simple		**R-C1**
Legal Desc:	**7711287**	

Remarks

Pub Rmks: **Community living at its best, here in McKenzie Lake. A quick 10 min walk to the clubhouse and lake, for year round entertainment including skating, and fishing in the stalked lake. Quick access onto Stony Trail for quick mountain access. Walking & biking pathways along the Bow River are easily accessible. Only a few minutes drive to McKenzie Meadows golf course. Newly constructed front porch is very inviting as you pull into the driveway. Bright and open main floor plan, with formal dining room, sunken living room, plus space for your everyday kitchen table. Kitchen has eat up breakfast bar, massive corner pantry, plus garburator & stainless steel appliances. Back wall has numerous windows, allowing not only a ton of natural light in, but a great view of the mature back yard. Out the door onto multiple levels of decking, plus mature trees, and no neighbors directly behind, for added privacy. Upstairs boasts a good sized bonus room, with a wood burning fireplace & french doors. Primary retreat has a ton of natural light streaming in, plus in-floor heat in your 5 pce ensuite, with walk-in shower, soaker tub, water closet plus separate double sinks & extra cupboards for storage. Massive walk in closet with shelves & loads of hanging space. 2 spare bedrooms on this level boast large windows. Laundry room has space for hanging your clothing Rec room in the lower level is a great retreat for families to gather. Underground sprinklers make yard work a little easier! Fence along the back of the yard is new. 2 Hot water tanks in the basement are newer, home is even equipped with central air. Make an appointment today to view this fantastic property.**

Inclusions: **N/A**

Property Listed By: **Century 21 PowerRealty.ca**