

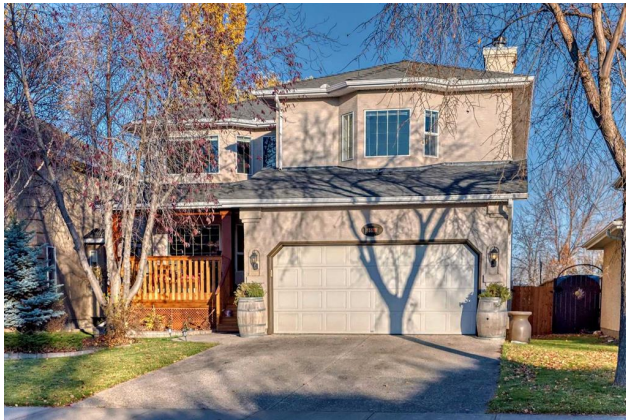


THE
A-TEAM

**RE/MAX
FIRST**

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:

Finished Floor Area

Abv Sqft: **2,468**
 Low Sqft:
 Ttl Sqft: **2,468**

DOM

51
Layout
 Beds: **4 (3 1)**
 Baths: **4.0 (3 2)**
 Style: **2 Storey**

Parking

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

Access:

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

Utilities and Features

Roof: **Asphalt**
 Heating: **High Efficiency**
 Sewer:
 Ext Feat: **Private Entrance,Private Yard**

Construction: **Wood Frame**
 Flooring: **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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	12`6" x 15`5"
Dining Room	Main	11`1" x 15`2"
Kitchen	Main	12`9" x 13`2"
2pc Bathroom	Main	4`11" x 5`5"
Bedroom	Upper	11`1" x 13`1"
Bedroom - Primary	Upper	14`2" x 15`6"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Den	Main	11`2" x 13`11"
Nook	Main	12`1" x 10`0"
Pantry	Main	3`11" x 3`10"
Entrance	Main	5`2" x 10`11"
5pc Ensuite bath	Upper	10`1" x 10`4"
Laundry	Upper	7`0" x 5`5"











