

15510 MCKENZIE LAKE Way, Calgary T2Z 2J3

10/31/24 List Price: **\$859,000** MLS®#: A2176452 Area: McKenzie Lake Listing

Status: Active County: Calgary None Association: Fort McMurray Change:

Date:



General Information

Prop Type: Sub Type: Detached

City/Town: Year Built: 1996 Lot Information

Lot Sz Ar: Lot Shape: Residential

Calgary Finished Floor Area Abv Saft:

Low Sqft:

Ttl Sqft: 5,435 sqft 2,468

<u>Parking</u>

DOM

<u>Layout</u>

Beds:

Baths:

Style:

2,468

51

Ttl Park: 4 2 Garage Sz:

4 (3 1) 4.0 (3 2)

2 Storey

Access:

Lot Feat: Back Lane, Back Yard, Front Yard, Lawn, Landscaped, Level, Private

Park Feat: **Double Garage Attached**

Utilities and Features

Roof: Asphalt Construction:

Heating: **High Efficiency**

Sewer: Ext Feat:

Private Entrance, Private Yard

Wood Frame

Flooring:

Carpet, Ceramic Tile, Hardwood, Laminate

Water Source: Fnd/Bsmt:

Poured Concrete

Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings Kitchen Appl:

Breakfast Bar, Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Track Int Feat:

Lighting, Vaulted Ceiling(s), Vinyl Windows

Utilities:

Room Information

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> | <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|-------------------|--------------|-------------------|------------------|--------------|-------------------|
| 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:

OPEN HOUSE DEC.08 2:00PM-4:00PM!! 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 Masters

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















