



THE
A-TEAM

**RE/MAX
FIRST**

751 MCKENZIE LAKE Bay, Calgary T2Z2J2

MLS® #: **A2180162** Area: **McKenzie Lake** Listing Date: **11/21/24** List Price: **\$869,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1992**
Lot Information
 Lot Sz Ar: **8,094 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,908**
 Low Sqft:
 Ttl Sqft: **1,908**

DOM

30
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey Split**

Parking

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

Access:

Lot Feat: **Pie Shaped Lot,Sloped Down**
 Park Feat: **Concrete Driveway,Covered,Double Garage Attached,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer: **Public Sewer**
 Ext Feat: **Private Yard**

Construction: **Stucco,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Laminate,Vinyl**
 Water Source:
Public
 Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Built-In Electric Range,Built-In Refrigerator,Dishwasher,Dryer,Microwave,Washer**
 Int Feat: **See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`1" x 13`5"	Dining Room	Main	14`3" x 8`11"
Kitchen	Main	15`4" x 16`4"	Family Room	Main	19`2" x 8`11"
Office	Main	10`2" x 9`0"	2pc Bathroom	Main	4`11" x 8`3"
Bedroom - Primary	Second	12`10" x 14`8"	Bedroom	Second	12`1" x 10`0"
Bedroom	Second	12`1" x 9`11"	5pc Ensuite bath	Second	12`7" x 5`11"
4pc Bathroom	Second	4`11" x 7`10"	Bedroom	Basement	11`7" x 16`9"

Bedroom
Kitchen
Furnace/Utility Room

Basement
Basement
Basement

10`7" x 8`6"
5`7" x 15`0"
7`6" x 7`4"

4pc Bathroom
Game Room

Basement
Basement

9`10" x 8`9"
24`5" x 17`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9212457

Zoning:
R-C1

Remarks

Pub Rmks:

Welcome to your WALKOUT dream home in the heart of the highly sought-after Mckenzie Lake neighborhood. Designed with exceptional care and thoughtful upgrades throughout. This home truly exemplifies luxury living. When entering the main floor, you will be greeted with a spacious living room & formal dining room, along with a wonderful, updated white kitchen, upgraded appliances, and vaulted ceiling with bright skylight, and a large eating area leading out to the spacious deck for that always needed relaxation time or merging to the bright family room with a gas fireplace and a huge window for that morning sun. There is also the nice den/flex room PLUS a great laundry room, as well as the entrance door to the drywalled double attached garage. Upstairs are three additional well-proportioned bedrooms and a full two bathrooms. A primary suite equipped with his and her sinks, jetted tub, separate shower offers comfort and convenience. The other two bedrooms are hard to choose a favorite. Once the legal suite permit requirements are completed in Future, the fully developed basement suite is a standout feature, offering incredible flexibility. With its private walk out entrance, two bedrooms, one full bathroom, and a dedicated furnace and ventilation system, it is nearly completed for a potential rental income legal suite which could be a mortgage helper, or a private space for extended family. This home effortlessly blends luxury, functionality, and convenience. Don't miss your chance to make this dream home yours, schedule your private showing with your favourite Realtor today!

Inclusions:
Property Listed By:

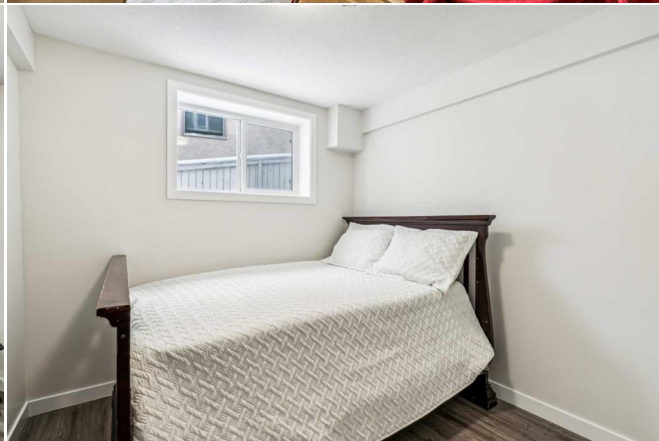
None
Diamond Realty & Associates LTD.

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













1/4"