



THE
A-TEAM

**RE/MAX
FIRST**

1040 MCKENZIE Drive, Calgary T2Z 1S5

MLS® #: **A2194991** Area: **McKenzie Lake** Listing Date: **02/27/25** List Price: **\$490,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1982**
Lot Information
 Lot Sz Ar: **4,004 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **965**
 Low Sqft:
 Ttl Sqft: **965**

DOM

-0
Layout
 Beds: **3 (3)**
 Baths: **2.0 (2 0)**
 Style: **Bi-Level**

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat: **Back Lane,Back Yard,Front Yard,Private**
 Park Feat: **Carport,Off Street**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Yard,Storage**
 Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer**
 Int Feat: **Closet Organizers,Kitchen Island,See Remarks,Soaking Tub,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	4`11" x 6`6"	Kitchen	Main	10`11" x 11`9"
Living Room	Main	17`3" x 11`4"	Bedroom - Primary	Main	10`5" x 13`0"
Bedroom	Main	9`7" x 7`5"	Bedroom	Main	11`9" x 10`5"
4pc Bathroom	Main	8`3" x 4`11"	3pc Bathroom	Basement	6`10" x 6`0"

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **8110323**
 Zoning: **R-CG**

Remarks

Pub Rmks:

OPEN HOUSE - MARCH 1 & 2, 1PM - 4PM. Discover your new home in sought-after McKenzie Lake! This charming bi-level house offers the perfect blend of comfort and location, just a short walk from the lake. On the main floor, you'll find a bright and inviting space featuring three brand-new, triple-pane windows (installed just last year) in the kitchen, living room, and one of the bedrooms. These energy-efficient upgrades flood the home with natural light while keeping utility costs down. The remaining vinyl windows ensure year-round comfort. The spacious kitchen boasts a generously sized island and sleek stainless-steel appliances, perfect for culinary enthusiasts. Three cozy bedrooms and a full bathroom complete the main level, providing ample space for family or guests. Downstairs, an unfinished basement with a second finished bathroom awaits your creative touch. Home gym, media room, or extra living space - the possibilities are endless! Outside, enjoy the private backyard and the convenience of a carport for security from the elements. McKenzie Lake offers an unbeatable lifestyle. Swim in the lake during summer, skate in winter, and enjoy year-round walking trails. The community features excellent schools, shopping centers, and quick access to major routes like Deerfoot Trail and Stoney Trail. You're also just a short drive from Fish Creek Provincial Park and South Health Campus. Experience the best of suburban living with urban conveniences. Don't miss this opportunity to make McKenzie Lake your home. Book your showing today!

Inclusions:

Window Coverings, Shed, Window Storage Bench (living room)

Property Listed By:

Real Broker

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





