



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**117 MCKENZIE LAKE Cove, Calgary T2Z 1L1**

MLS®#: **A2196545**      Area: **McKenzie Lake**      Listing Date: **02/22/25**      List Price: **\$773,000**  
 Status: **Active**      County: **Calgary**      Change: **-\$27k, 03-Apr**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1990**  
Lot Information  
 Lot Sz Ar: **7,061 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,902**  
 Low Sqft:  
 Ttl Sqft: **1,902**

DOM

**42**  
Layout  
 Beds: **4 (4 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Close to Clubhouse,Corner Lot,Cul-De-Sac,Landscaped,Private**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Central,Forced Air**  
 Sewer:  
 Ext Feat: **Private Yard**

Construction: **Stucco,Wood Frame**  
 Flooring: **Hardwood,Tile**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Range,Garage Control(s),Range Hood,Refrigerator,Washer**  
 Int Feat: **Bookcases,Kitchen Island,Quartz Counters**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	3`4" x 6`5"	Living Room	Main	10`5" x 12`2"
Dining Room	Main	9`0" x 12`2"	Kitchen	Main	9`8" x 9`11"
Breakfast Nook	Main	9`3" x 9`5"	Family Room	Main	14`11" x 19`0"
Bedroom - Primary	Second	12`2" x 16`8"	Bedroom	Second	10`0" x 10`4"
Bedroom	Second	8`5" x 10`0"	Bedroom	Second	9`1" x 10`8"
5pc Ensuite bath	Second	0`0" x 0`0"	4pc Bathroom	Second	0`0" x 0`0"
2pc Bathroom	Main	0`0" x 0`0"			

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-CG**

**8911052**

Remarks

Pub Rmks: **\*\* Price Adjusted \*\* Welcome to this FOUR BEDROOM home in a quiet cul-de-sac that is just steps from the McKenzie Lake beach club entrance and within walking distance to schools! This home blends location and lifestyle by also offering a HUGE south facing private corner lot that has endless possibilities. Upon entering, the foyer offers lots of space with tiled flooring to greet your guests (note that this home has NO wall to wall carpeting!!). Looking to one side is a spacious living room and dining room with a bay window to bring in lots of natural light. To the other side is a massive family room with skylights and woodburning fireplace. The kitchen has been upgraded with quartz countertops, stainless steel appliances and sit-up island. The second floor hosts a good sized primary bedroom and a beautiful ensuite with soaker tub, double sinks and separate shower! Three more bedrooms round out this floor as well as a 4 piece bathroom. The basement has been partly finished with some room designations (play area, workshop, craft room). There is a new furnace, heat pump, A/C (2024). The large backyard has nice landscaping and a roomy deck to enjoy. McKenzie Lake is a sought after family friendly community with easy access to schools, shopping, transit, golf courses and walking paths!**

Inclusions: n/a  
Property Listed By: **RE/MAX First**

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









