



GRASSROOTS
REALTY GROUP

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**26 Mt Cornwall Circle SE
Calgary, Alberta**

MLS # A2224163



\$695,000

Division:	McKenzie Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,738 sq.ft.	Age:	1993 (32 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Open Floorplan, Vinyl Windows		

Inclusions: N/A

OPEN HOUSE THIS SUNDAY (JUNE 22nd) FROM 1:00-3:00PM. Welcome to life in McKenzie Lake—one of Calgary's most sought-after, family-friendly communities offering exclusive lake access, quick access to major roadways, and a lifestyle that blends outdoor adventure with everyday convenience. This beautifully updated home is perfectly situated just a short walk from the Bow River trail system and Fish Creek Park, making it an ideal location for walking, biking, and spending time in nature. Step inside and you'll immediately feel the care and attention that has gone into this home. At the heart of it all is the updated kitchen, fully renovated in 2022. Featuring gleaming quartz countertops, brand-new custom cabinetry, premium appliances—including an \$8,000 fridge—and a full water filtration system. It flows effortlessly into the open-concept dining and living areas, creating a warm and inviting space that's ideal for both entertaining and everyday living. The spacious living room is anchored by a cozy gas fireplace and bathed in natural light thanks to oversized windows that bring the outdoors in. Upstairs, you'll find four generously sized bedrooms, offering the flexibility and space today's families need. Whether you're accommodating a large family, creating a dedicated home office, or setting up a guest room, this layout provides endless possibilities. The spacious primary suite serves as a private retreat, complete with its own ensuite bath, while a full main bathroom serves the additional bedrooms—perfect for busy mornings or growing households. The fully finished basement is an entertainer's dream, featuring a stylish wet bar and a spacious open area perfect for movie nights, game days, or hosting friends and family in comfort. The backyard is a true urban oasis, surrounded by mature

trees that create a peaceful, nature-inspired setting right at home. With a west-facing orientation, you'll enjoy warm, sun-filled evenings—perfect for relaxing after a long day or hosting sunset dinners. A generously sized patio provides ample space for BBQs and outdoor entertaining, and with no neighbours behind, you'll love the added sense of privacy and serenity this backyard retreat offers. Additional recent improvements include a pressure-treated patio that's just five years old, and a fully redone heated garage with 26 inches of blow-in attic insulation, adding comfort and energy efficiency plus a newer hot water tank that was upgraded in 2019, giving you peace of mind for years to come. This home offers the perfect blend of thoughtful upgrades, an unbeatable location, and exclusive year-round lake access. From summer paddleboarding to winter skating, and endless trails just steps away, this property isn't just a place to live—it's a place to truly thrive.