



GRASSROOTS
REALTY GROUP

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208 Mt Cornwall Mews SE
Calgary, Alberta

MLS # A2230116



\$625,000

Division:	McKenzie Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,474 sq.ft.	Age:	1993 (32 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar		

Inclusions: Outdoor firepit with wood benches, Rear shed with playhouse above, wood garden boxes, vacuflo (working & as-is), Garage heater

Live the LAKE LIFE year-round in this charming and affordable FAMILY HOME tucked into a quiet cul-de-sac in sought-after McKenzie Lake, with full LAKE ACCESS included. Offering nearly 2,000 Sq.Ft of fully developed living space, this 4 BEDROOM, 2.5 bath home is ideal for young families or professionals looking to build equity without sacrificing lifestyle. The main floor features a bright, open layout, updated kitchen, a cozy gas fireplace, main floor laundry, and easy access to the amazing backyard. Step outside to a truly MASSIVE "pie shaped" YARD—beautifully landscaped with many trees, perennial beds, VEGETABLE GARDEN BOXES, a FIRE PIT with custom wood benches, and rear lane access. Kids will love the custom shed with an upper-level CLUBHOUSE, and grown-ups will enjoy relaxing or entertaining on the large DECK and sunny PATIO. Additional features include CENTRAL A/C, a HEATED FRONT-ATTACHED GARAGE with custom shelving and large hot/cold sink, along with a fully FINISHED BASEMENT—perfect for movie nights, epic sleepovers, separate office, home gym, or just extra play space. McKenzie Lake is one of Calgary's most loved LAKE communities, offering YEAR-ROUND RECREATION, a vibrant COMMUNITY HALL, nearby SCHOOLS, PLAYGROUNDS, outdoor SPORT COURTS, and access to miles of WALKING and BIKING PATHS. Shopping, GOLF, and major routes are just minutes away. This home is well priced, move-in ready, and full of even more potential. Come see why this is the one you've been waiting for.