



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

69 Mckenzie Place SE
Calgary, Alberta

MLS # A2234840



\$675,000

| | | | |
|------------------|--|---------------|-------------------|
| Division: | McKenzie Lake | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,137 sq.ft. | Age: | 1989 (36 yrs old) |
| Beds: | 4 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Back Yard, City Lot, Cul-De-Sac, Front Yard, Interior Lot, Landscaped, Lawn, | | |

| | | | |
|--------------------|--|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile | Sewer: | - |
| Roof: | Asphalt | Condo Fee: | - |
| Basement: | Full, Unfinished | LLD: | - |
| Exterior: | Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters, No Smoking Home, Pantry, Vaulted Ceiling(s), Walk-In Closet(s), Wood Windows | | |
| Inclusions: | Desk in upper bedroom | | |

OVER 2100 SQFT ON A CUL-DE-SAC Steps from the Lake, Moments from Everything- Dreaming of that perfect location where the lake, schools, and community life are just a stroll away? Welcome to your next chapter in this sun-drenched, over 2,100 sq ft family-sized gem nestled on a quiet keyhole cul-de-sac in one of the most sought-after neighborhoods. With four spacious bedrooms upstairs, including a generous primary suite complete with a reading nook, walk-in closet, and bright ensuite with a jetted tub and separate shower, there's room for everyone to stretch out. Vaulted ceilings in the living room add dramatic flair, while the separate dining room doubles as an ideal home office. The open-concept kitchen and great room are surrounded by south-facing windows, filling your everyday with sunshine. Step into the backyard and feel the calm—it's a rare slice of tranquility just one block from the lake. Behind the cul-de-sac lies a community field that comes alive with movie nights under the stars—a magical place where neighbors gather and memories are made. This home has great bones and incredible potential. Yes, it needs some work and TLC, but the fundamentals are strong: newer furnace, fresh garage door, solid roof. With your vision and updates, this house could become something truly special. Don't miss your chance to live by the lake, live by the action, and make this home your own.