



**GRASSROOTS**  
REALTY GROUP

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**69 Mckenzie Place SE**  
**Calgary, Alberta**

**MLS # A2234840**



**\$664,999**

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

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

Offering over 2,100 square feet above grade and located just steps from the lake, this spacious two-story is a rare opportunity in one of the most desirable communities around. Tucked away on a quiet cul-de-sac with south-facing sunshine flooding the main living areas, it's not just a home—it's a smart investment waiting to be transformed. With solid fundamentals including a newer furnace, fresh garage door, and dependable roof, the heavy lifting has already begun. What remains is the fun part: envisioning your own updates to elevate this home's full potential. Featuring four well-sized bedrooms upstairs—including a generous primary retreat with a walk-in closet, reading nook, and a bright ensuite with a jetted tub—there's no shortage of space. The vaulted living room adds architectural interest, while the formal dining room flexes easily into a home office. Whether you're a seasoned renovator or a savvy buyer looking to gain equity, this home is a prime candidate for a profitable flip. The layout offers flexibility, the bones are solid, and the location is simply unbeatable. And then there's the lake life—just one block away, offering year-round recreation from paddleboarding in the summer to skating in the winter. Behind the cul-de-sac, a community field sets the stage for movie nights and local gatherings, adding warmth and vibrancy to daily life. Whether you're dreaming of creating a stylish showpiece or settling in to enjoy this incredible neighborhood long term, this property delivers both vision and value.