



GRASSROOTS
REALTY GROUP

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

14568 Mt Mckenzie Drive SE
Calgary, Alberta

MLS # A2242730



\$500,000

Division:	McKenzie Lake		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,021 sq.ft.	Age:	1997 (28 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Storage		

Inclusions:	N/A
--------------------	-----

OPEN HOUSE SUNDAY July 27th from 1-3pm. This well-maintained bi-level in the desirable community of McKenzie Lake is an excellent fit for first-time buyers, couples, small families, or those looking to downsize. The home features a functional open-concept layout with the living room, kitchen, and dining area flowing together, ideal for both daily living and entertaining. Large windows on all sides of the home provide plenty of natural light throughout. The main floor includes laminate flooring and a stylish kitchen with upgraded cabinetry, countertops, backsplash, and stainless steel appliances. The spacious primary bedroom is surprisingly large for a home of this size, and is accompanied by a second bedroom and a cheater ensuite bathroom. The fully finished basement offers two additional good-sized bedrooms and a full bathroom, offering flexibility for guests, teens, or workspace needs. Outside, a generous backyard provides plenty of space for outdoor fun, and BBQing is easy with access directly from the kitchen and dining area. A gravel parking pad sits at the rear, with room to build a garage if desired.