



GRASSROOTS
REALTY GROUP

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

106 Mt Kidd Gardens SE
Calgary, Alberta

MLS # A2245273



\$975,000

Division:	McKenzie Lake		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,797 sq.ft.	Age:	1996 (29 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Driveway, Front Drive		
Lot Size:	0.22 Acre		
Lot Feat:	Fruit Trees/Shrub(s), Landscaped, Low Maintenance Landscape, Pie Shaped		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas, Wood	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Clay Tile	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, Separate Entrance		

Inclusions: NA

First Time on the Market – Lake Access! This original-owner, meticulously maintained home in desirable McKenzie Lake offers the perfect blend of comfort, space, and lifestyle. Situated on a large pie-shaped lot with a private, landscaped backyard, this fully finished walkout home provides access to McKenzie Lake — enjoy swimming, paddleboarding, fishing, and year-round lake activities just minutes from your door. Inside, you’ll find 3 spacious bedrooms plus a flexible gym space that can easily convert to a 4th bedroom. The updated ensuite, tile roof, in-floor basement heating, and central A/C ensure lasting quality and comfort. Whether you're relaxing on the deck or walking to the lake with your picnic basket, this home offers a rare lifestyle opportunity in one of Calgary’s most family-friendly lake communities.