



**GRASSROOTS**  
REALTY GROUP

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**54 Mckenzie Lake Manor SE**  
**Calgary, Alberta**

**MLS # A2250645**



**\$874,000**

<b>Division:</b>	McKenzie Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,521 sq.ft.	<b>Age:</b>	1991 (34 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Landscaped, Treed		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Cedar Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features		

**Inclusions:** N/A

\*\*\* OPEN HOUSE SATURDAY AUGUST 23 FROM 1PM TO 3 PM \*\*\* Welcome to this extensively updated 6-bedroom home offering over 3700 sq ft of quality living space. Ideally situated on a quiet mature street with lake privileges with neighbors that love living here! This property has undergone significant renovations, ensuring a turn-key experience for its new owners including NO POLY B plumbing. The spacious main floor offers a traditional living and dining room, leading to a fully renovated kitchen equipped with new countertops, appliances, and a gas range. A center island, corner pantry, and eating nook flow seamlessly into the Great Room with a wood-burning fireplace. Also on this level are a laundry room and den (previously set-up as a butler pantry, easily convertible to an office), a half bath for guests, and a mudroom. Upstairs, you'll find a generous primary bedroom, with an ensuite bathroom featuring spacious shower & dual sinks just off of a walk-in closet. This top floor also delivers three well-proportioned additional bedrooms and a 2nd full 4-piece bath. The basement level has also received updates to maximize living space, now featuring a huge rec room with 2nd fireplace, a bar area, yet another full bathroom, and two upgraded bedrooms, making this a true 6-bedroom home. Beyond the aesthetics, enjoy the practical benefits of brand-new PEX plumbing, newer hot water tank and furnace. The exterior boasts a beautiful, sunny west-facing yard, complete with a deck perfect for entertaining. This large family home offers incredible value and modern comfort in desirable McKenzie Lake. Book your private showing today!