



GRASSROOTS
REALTY GROUP

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102 Mt Mckenzie Gardens SE
Calgary, Alberta

MLS # A2264072



\$445,000

Division:	McKenzie Lake		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,345 sq.ft.	Age:	1994 (31 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.01 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 441
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Laminate Counters, No Animal Home, No Smoking Home, Storage, Walk-In Closet(s)		

Inclusions: NONE

Welcome to the Villas & Vistas of McKenzie Lake! Situated on a corner lot, this home includes lake access and a double attached garage. Main floor features living room with a bay window and corner fireplace, and formal dining room. The functional kitchen has a raised breakfast bar and leads to a private backyard with concrete patio & grassy area - perfect for evening BBQ's. The 2nd floor has two generously sized primary bedrooms, each with their own 4pc ensuite and spacious walk-in-closets. Other benefits include: a FULL BASEMENT, extra parking near your front door, full lake privileges (10 min walk), no age restrictions, shopping, restaurants, transit & schools nearby. Nothing to do here but move in and enjoy the LAKE year round!