



**GRASSROOTS**  
REALTY GROUP

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

**711 Mckenzie Lake Bay SE**  
**Calgary, Alberta**

**MLS # A2267695**



**\$1,198,998**

<b>Division:</b>	McKenzie Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,479 sq.ft.	<b>Age:</b>	1996 (29 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Front Yard, Interior Lot, Lawn, Level, Low Maintenance		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	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>	Breakfast Bar, Built-in Features, Elevator, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, See Remarks, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Fine craftsmanship in this renovated estate home in the prestigious lake community of McKenzie Lake. Offering 3,648 sq ft of fully renovated living space, this property screams modern luxury all in an exceptional location; nestled on a quiet, mature cul-de-sac with lake access. The striking new interior features a bold architectural floorplan centered around a dramatic glass staircase. The gourmet kitchen is a showstopper with sleek wood cabinetry, quartz countertops, ceramic apron-front sink, gas cooktop, built-in oven, and a massive central island. The main floor also includes a spacious dining area, cozy living room with gas fireplace, private office, 2pc bath, custom mudroom & storage complete with built-ins, and access to the oversized double garage. Upstairs, the luxurious primary suite boasts an immaculate grande 5pc ensuite with glass shower and separate soaker tub. Did I mention, the DREAM custom walk-in closet? 2 additional bedrooms, a full 4pc bath, and a laundry room with sink complete the upper level. The fully finished basement adds 2 more bedrooms, a 4pc bath, and a large rec room with wet bar - ideal for entertaining or family living. Enjoy summer evenings in the beautifully landscaped backyard featuring a massive composite deck with railings and a firepit. Additional highlights include air conditioning, new hot water tank and furnaces, oversized double attached garage, and lake privileges for year-round recreation. Located in the prestigious and established lake community of McKenzie Lake, where residents enjoy year-round lake privileges, access to scenic walking and biking trails along the Bow River, and close proximity to the expansive natural beauty of Fish Creek Park. Commuting is effortless with quick access to both Stoney Trail and Deerfoot Trail, connecting you to all corners of the city. Families will appreciate the highly rated public

and Catholic schools nearby. This is a rare opportunity to own an outstanding home that you will love to entertain in. Book your private showing today!