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## 414 MT CORNWALL Circle SE Calgary, Alberta

MLS # A2269545



\$720,000

| Division: | McKenzie Lake  |        |                   |  |
|-----------|--|--------|-------------------|--|
| Type:     | Residential/House                                    |        |                   |  |
| Style:    | 2 Storey   |        |                   |  |
| Size:     | 1,812 sq.ft.   | Age:   | 1993 (32 yrs old) |  |
| Beds:     | 3  | Baths: | 4                 |  |
| Garage:   | Double Garage Attached, Driveway, Front Drive, Owned |        |                   |  |
| Lot Size: | 0.11 Acre  |        |                   |  |
| Lot Feat: | Back Lane  |        |                   |  |
|           |  |        |                   |  |

| Heating:    | Fireplace Insert, Forced Air, Natural Gas | Water:     | Drinking Water                                   |
|-------------|---|------------|--|
| Floors:     | Ceramic Tile, Hardwood                    | Sewer:     | Public Sewer                                     |
| Roof:       | Asphalt Shingle                           | Condo Fee: | -  |
| Basement:   | Full                                      | LLD:       | -  |
| Exterior:   | Mixed                                     | Zoning:    | R-2  |
| Foundation: | Block Combination                         | Utilities: | Cable Electricity at Lot Line Natural Gas, Garba |

Features: Kitchen Island, No Animal Home, No Smoking Home, Walk-In Closet(s)

Inclusions: FRIGE, STOVE.DISWASHER, WASHER, DRYER,

Welcome to McKenzie Lake, a beautiful, mature community with year round private lake access. This nice 2 story home has a large master bedroom plus two additional bedrooms upstairs. The basement is fully developed with a full bathroom and additional bedroom. Total 4 bedrooms and 4 bathrooms! The master is large and has a balcony, walk-in closet and en -suite. The main floor has a formal living room and dining room, kitchen with nook area and a family room with a fireplace. Large windows and sliding door in the back of the house allow you to enjoy the big south facing yard with an over-sized, newly installed deck. Book your showing today and don't miss out on an opportunity to live in this sought after community!