



GRASSROOTS
REALTY GROUP

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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 (33 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, Garbage Co
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!