



GRASSROOTS
REALTY GROUP

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25 McKinley Bay SE
Calgary, Alberta

MLS # A2277225



\$899,999

Division:	McKenzie Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,139 sq.ft.	Age:	1989 (37 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Dog Run Fenced In, Landscaped, Pie Shaped Lot, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Recessed Lighting, See Remarks, Wet Bar		

Inclusions: Hot Tub, Pergola, Shed (2), Television Wall Mounts, Outdoor Speakers, Outdoor Lights, Gemstone Lights, Beverage Center in basement

OPEN HOUSE SAT JAN 10, 1:00-3:00 & SUN JAN 11, 12:00-2:00. Welcome to 25 McKinley Bay SE! This meticulously maintained 5 bed, 3.5 bath, fully developed home offers almost 3000 sq ft of living space and sits on a massive 6673 sq ft Southwest-facing pie lot in the ever-popular 4-season community of McKenzie Lake! The main floor welcomes you with an open-to-above front sitting room with soaring two-storey windows and recently site-finished Brazilian Marbau hardwood floors. The gourmet sunlit kitchen is a masterpiece, featuring full-height cabinets, granite countertops, a large island, built-in double wall oven, 36" JennAir induction cooktop, Fisher & Paykel two-drawer dishwasher, warming drawer, and wine cooler. An adjacent family room with gas fireplace and custom built-ins invites relaxed gatherings, while the formal dining room comfortably seats eight—perfect for entertaining. A stylish powder room and a well-appointed mudroom and laundry room with upper cabinets and countertop complete the main level. Ascend the hardwood stairs where the site finished Brazilian Merbau hardwood continues on the upper level and into the large primary bedroom that comfortably fits a king set plus enough space for a reading area or home office setup. The 5-piece ensuite offers dual sinks, a separate shower, and a fully functioning jetted tub. Finishing out the upper level are 3 additional good-sized bedrooms and a 4-piece bath. Head to the fully finished lower level that is game day ready with a large rec room that includes a gas fireplace, wet bar, bar fridge and upper cabinets! The lower level is completed with a 5th bedroom and a 3-piece bath. Outside, a stunning southwest-facing backyard awaits—an expansive two-tier deck with a covered pergola offers generous space for outdoor dining and lounging. Enjoy evenings around the professionally

finished stone patio with fire pit, or unwind in the secluded hot tub beneath a gazebo with privacy lattice. Two storage sheds keep seasonal items neatly tucked away. Additional highlights of this remarkable home include knockdown ceilings and fresh paint throughout, newer refrigerator, furnace, and central A/C, plus Gemstone exterior lighting, underground irrigation, stone accents, and painted stucco. This exceptional property includes year-round lake access at McKenzie Lake—swim, paddleboard, play pickleball, fish, and bbq in summer; skate and sled in winter. Just steps to Fish Creek Park’s walking and biking trails, McKenzie Meadows Golf Course, schools, parks, and playgrounds, with quick access to Deerfoot and Stoney Trail. This home truly has it all—book your private showing today.