



**220 Mckenzie Lake Cove SE
Calgary, Alberta**

MLS # A2279570



\$995,000

Division:	McKenzie Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,379 sq.ft.	Age:	1989 (37 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.20 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Level, Many Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Built-in Features, Granite Counters, Natural Woodwork, No Smoking Home, Skylight(s), Vinyl Windows		

Inclusions: Hood-Fan, Window-Coverings-All, Built-In-Shelving (Family Room & Basement), Bar-Fridge (Downstairs)

Every family reaches the moment when the house that once felt perfect no longer quite fits the life you're building. You start looking for more space. A better street. A backyard where kids can run and a neighbourhood where people still know each other. A place where life slows down just enough to enjoy it. That search often leads people to McKenzie Lake. Because McKenzie Lake isn't just another community in Calgary. It's one of those rare neighbourhoods where the lifestyle is as valuable as the home itself. Summers revolve around the lake with kids meeting friends at the beach, paddleboards on the water, and evening walks by the trees. In winter the lake becomes skating paths, bonfires, and snow-covered weekends outside. Mature trees line the streets, schools are established, and neighbours still wave when you drive by. Tucked into one of the most desirable cul-de-sacs in the community sits 220 McKenzie Lake Cove. Just one street from the lake, this home sits on a rare 8,500 sq ft lot backing onto green space, offering privacy and breathing room that's increasingly difficult to find. It's where mornings begin with coffee overlooking the trees, and evenings end with kids playing in the yard while the cul-de-sac settles into its quiet rhythm. Inside, the home was designed for family living. The four bedroom up floor plan is a layout move-up buyers love, keeping everyone together on the same level while still providing the space families need as life grows. On the main floor, a full four piece bathroom adds flexibility that is so rare in homes of this era. Perfect for guests, extended family, or simply the convenience of having a full bathroom on the main level. Downstairs, the walkout basement adds additional living space. Large windows bring in natural light, creating a bright lower level that feels connected to the home. With a massive

open recreation area, an additional bedroom, and a full bathroom, it's ideal for teenagers, visiting family, a home gym, media room, or a second living space. What makes this property compelling is the amount of major work already completed. The poly-b plumbing has been professionally replaced with PEX, the windows have been upgraded, and the home is protected by a durable metal roof with a transferable warranty. Even the garage slab has been replaced, paired with new wood grain metal garage doors that elevate the curb appeal the moment you arrive. Inside, the finishes remain clean and well cared for, allowing the next owner to modernize over time while building equity in a location that will always hold its value. Because in real estate the things that matter most cannot be changed. An oversized lot backing green space. A quiet cul-de-sac. And living one street from one of Calgary's most loved lake communities. For the buyer ready to move up and put down roots, 220 McKenzie Lake Cove SE is the kind of opportunity that rarely comes along. Once you walk the street and stand in the backyard, you'll understand exactly why.