



**GRASSROOTS**  
REALTY GROUP

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**14 MCKENZIE LAKE Island SE**  
**Calgary, Alberta**

**MLS # A2281044**



**\$1,675,000**

<b>Division:</b>	McKenzie Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,859 sq.ft.	<b>Age:</b>	2000 (26 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Front Drive, Garage Door Opener, Garage Faces Front, Gated, Heated Garage		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Landscaped, Seasonal Water, Subdivided, Underground Sprinklers, Views, W		

<b>Heating:</b>	Boiler, Central, In Floor, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Cedar Shake	<b>Condo Fee:</b>	\$ 400
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Steam Room, Storage, Tray Ceiling(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	n/a		

As you pass through the iron gates of McKenzie Lake Island and cross the bridge into Calgary's most exclusive sanctuary. Located within a private enclave of only 24 homes, this meticulously maintained Italian-inspired walkout bungalow, the Bellagio, offers an existence that feels less like daily life and more like a permanent Mediterranean vacation. The interior is a triumph of old-world opulence and architectural depth. Rich, extensive woodwork and soaring coffered ceilings define the main level, creating an atmosphere of warmth and grandeur. Sunlight pours through the floor-to-ceiling windows, illuminating a chef's kitchen equipped with premium granite islands and high-end stainless appliances, all while framing the tranquil blue of the lake. Comfort here is absolute. The primary retreat has been reimagined as a world-class spa, featuring a recently renovated ensuite with indulgent in-floor heating and a massive custom steam shower. This commitment to wellness extends to the lower level, where in-slab heating ensures the walkout basement remains inviting year-round. Even the triple garage is an extension of the living space, boasting in-slab heating, a pristine epoxy floor, and abundant storage solutions to keep your luxury vehicles and outdoor toys warm and organized. The outdoor grounds are designed to be your private oasis. The tiered landscaping offers multiple separate sitting areas, perfect for chasing the sun with a morning coffee or gathering friends around the fire pit as the stars come out. Unlike steep waterfront lots, this property features gradual steps that lead you effortlessly down to the water's edge and your private dock. With no motorized watercraft permitted, the silence is absolute, allowing you to fish directly from your property or launch a kayak into the glass-calm water. A short stroll around the island leads you to

the clubhouse for a tennis match, while the boutique shops of McKenzie Towne and the conveniences of 130th Avenue are just minutes away. This is not just a home; it is a legacy property where every day feels like a getaway.