



**14712 Mt Mckenzie Drive SE  
Calgary, Alberta**

**MLS # A2295101**



**\$547,000**

<b>Division:</b>	McKenzie Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,052 sq.ft.	<b>Age:</b>	1996 (30 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached, Driveway, Insulated		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Level		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, High Ceilings, Open Floorplan, Vaulted Ceiling(s)		

**Inclusions:** None

Welcome to this well-maintained and thoughtfully designed 4-level split in the heart of McKenzie Lake, offering a unique layout and exceptional value. Step inside to a bright main floor highlighted by soaring vaulted ceilings, a spacious living room, and a functional kitchen complete with stainless steel appliances that connects easily to the dining area, making it ideal for both everyday living and hosting. From here, step out onto the large deck, perfect for summer BBQs and outdoor gatherings. Upstairs features three comfortable and versatile bedrooms, including the primary, along with a full 3-piece bathroom. The lower level adds even more flexibility with a rec room anchored by a gas fireplace, a fourth bedroom, and a 4-piece bathroom, ideal for guests, teens, or a home office. The basement offers a generous utility space with plenty of storage and future development potential. Outside, enjoy a fully fenced, private east-facing backyard complete with a deck, firepit area, and storage shed, creating a great space for relaxing or entertaining. The location truly shines for families, with a middle school directly across the street, making day-to-day routines that much easier. Parks and playgrounds are nearby, and just a 10-minute walk brings you to the Bow River pathway system for biking, walking, and enjoying the outdoors. McKenzie Lake is a welcoming, established community known for its family-friendly atmosphere and convenient access to shopping and amenities, along with easy routes for commuting. A fantastic opportunity in a sought-after community. Book your showing today and see the value for yourself!