



**9 Mckenzie Place SE
Calgary, Alberta**

MLS # A2296865



\$764,900

Division:	McKenzie Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,057 sq.ft.	Age:	1989 (37 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, No Back Lane, No Neighbours		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Central Vacuum, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, See Remarks, Soaking Tub, Vaulted Ceiling(s)

Inclusions: BBQ in back yard - As Is. Please Note, there is only 1 Remote for Garage door opener.

Welcome to this well maintained 4 BEDROOM, 3.5 BATHROOM home in a PRIME McKenzie Lake location, BACKING ONTO A PARK and just steps from the entrance to McKenzie Lake. Lovingly cared for by the same owner for over 29 years, this home offers an excellent layout with a spacious front living and dining room, a MAIN FLOOR OFFICE that could also be used as a formal dining room, convenient laundry, and an open kitchen overlooking the bright family room and eating area. The family room features a WOOD-BURNING FIREPLACE, while large windows fill the home with natural light and showcase beautiful park and school views. HARDWOOD FLOORING runs throughout the main living areas of the main floor, with LAMINATE FLOORING UPSTAIRS for easy maintenance. Upstairs features a large primary retreat with a reading nook and large picture windows facing the park, a generous ensuite complete with a JETTED TUB and stand-up shower, along with 2 additional bedrooms and a full 4-PIECE BATHROOM. Originally designed as a "4 bedroom up" home, (plus 1 bedroom down) this property is currently configured with 3 bedrooms upstairs and 1 bedroom in the basement, as the 2 front upper bedrooms were combined to create 1 larger room. This space could easily be converted back to restore a 4 bedroom upper layout, if desired. The fully developed basement is perfect for entertaining with a large recreation room, an additional bedroom, and a 3pc bathroom. Outside, enjoy morning coffee or your afternoons on the COVERED DECK, MATURE TREES, and fully landscaped FRONT AND BACK YARDS, plus a DOUBLE Attached Garage. Homes along this QUIET STREET do not come up often. McKenzie Lake is one of Calgary's most sought-after lake communities, offering a private lake lifestyle with resident access to

swimming, fishing, non-motorized boating, skating, tennis, pickleball, basketball, beach volleyball, community programs and year-round events. Nearby schools, shopping, restaurants nearby plus major shopping area just minutes away in Mckenzie towne and on 130th Ave SE. BONUS...you are also walking distance to the pathways of Fish Creek Park and McKenzie Meadows Golf Club! Call your favorite Realtor to book a showing today!