



**14760 Mt Mckenzie Drive SE
Calgary, Alberta**

MLS # A2302250



\$525,000

Division:	McKenzie Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,189 sq.ft.	Age:	1996 (30 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached, Insulated, Off Street, RV Access/Parking		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Fruit Trees/Shrub(s),		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: Water Softener (As-is), Blinds, Shed, Murphy Bed (2024), Hooks at front door, Hooks in upstairs hallway, Racking in closets, Floating shelves, Shelving in garage, 2 smaller workbenches

Ever dreamt of watching your kids walk across the street to school or play at the park right from your backyard? This home offers that rare lifestyle and so much more at an incredible price. Situated in the sought-after community of McKenzie Lake, directly across from Mountain Park School (Grades 6–9) and backing onto a large greenspace with a park, this home combines location and functionality beautifully. The spacious front living room features gorgeous hardwood floors and large windows that fill the space with natural light. At the back of the home, the bright and generous kitchen and dining area showcase heated tile flooring and overlook the southeast-facing backyard. A centrally located 2-piece bathroom completes the main floor. Upstairs, you'll find the same stunning hardwood flooring, a large primary bedroom with a walk-in closet, a shared 4-piece bathroom with heated floors, and two additional bedrooms, including one that is perfect for a home office while also offering a Murphy bed and beautiful views of the greenspace and park. The fully finished basement provides a large recreation area, a spacious den ideal for a craft room with the laundry area, additional flex space and the utility room. Outside, the backyard offers plenty of room to enjoy with a concrete patio, abundant fruit trees, a large storage shed, RV parking and a double detached garage. Updates include some newer appliances, including the fridge (2023), washer (2025) and dryer (2017), updated attic insulation (2023), garage door (2026), bathroom sinks and faucets, and more. All of this with easy access to schools, parks, shopping, transit and major roads for commuting. Check out the 3D Virtual Tour and book your showing today!