



14744 Mt McKenzie Drive SE
Calgary, Alberta

MLS # A2303004



\$529,900

Division:	McKenzie Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,183 sq.ft.	Age:	1996 (30 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear, Insulated, Over		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Landscap		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Jetted Tub, No Smoking Home, Open Floorplan		

Inclusions: 2 sheds, attached shelves & cabinets in bathrooms & bedrooms

**** OPEN HOUSE April 25 12-3.p **** Located in the highly sought-after community of McKenzie Lake, this very well-maintained 3-bedroom, 2-storey AIR CONDITIONED home offers the perfect balance of comfort, functionality and lifestyle for a growing family. The main floor features modern LUXURY VINYL PLANK flooring, a bright and inviting living room filled with natural light and an UPDATED KITCHEN with white shaker-style cabinetry. A spacious dining area and convenient powder room complete the level. Upstairs, you’ll find an updated 4-piece bathroom, 3 bedrooms, including a primary bedroom that comfortably fits a king-sized bed and offers two closets. The fully FINISHED BASEMENT adds valuable living space with a large rec room ideal for a home theatre, play space or additional living area as well as a huge laundry and storage room. What truly sets this home apart is its location and outdoor space. BACKING DIRECTLY ONTO A PARK & PLAYGROUND (with no neighbours behind you!), with a 30 km/h zone out front, this is a quiet, family-friendly location where kids can play and neighbours connect. The WEST-FACING EXPOSURE fills the home with warm afternoon & evening light, while the fully fenced and landscaped backyard offers a private area with a deck, two large storage sheds and off the PAVED ALLEY an OVERSIZED 24x22 INSULATED DOUBLE GARAGE (with 8-foot door clearance and built-in shelving.) You’re also just a short walk to Fish Creek Park and the Bow River pathway system, giving you direct access to one of Calgary’s best outdoor spaces. Everyday convenience is covered with all the shopping, dining and amenities of 130th Avenue just minutes away, along with quick access to Deerfoot and Stoney Trail. This is a thoughtfully cared-for home with meaningful updates, a smart layout and a location that delivers

both lifestyle and long-term value. An excellent opportunity to get into a safe, established neighbourhood. ** Be sure to check out the 3D Tour!