



**321 McKenzie Lake Cove SE
Calgary, Alberta**

MLS # A2144226



\$919,900

Division:	McKenzie Lake		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,973 sq.ft.	Age:	1990 (34 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Heated Garage		
Lot Size:	0.20 Acre		
Lot Feat:	Backs on to Park/Green Space, Close to Clubhouse, Corner Lot, Cul-De-Sac,		

Heating:	Central	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Granite Counters, No Animal Home, No Smoking Home, Soaking Tub, Stone Counters, Vaulted Ceiling(s)		

Inclusions: Radon mitigation system, Chlorine filter, Security system hardware

Open House Saturday, June 29 at 12 - 4 p.m. One of the best locations in McKenzie Lake, offering an exceptional lifestyle! With over 2900 sq. ft. of developed space including the basement, simply cross the street from this beautifully updated and lovingly maintained home to the McKenzie Lake Beach Club. Corner lot of a cul-de-sac, backing on to a green space, with a huge west-facing yard. Sit on the large private deck and watch the kids walk a block down the street to school. The main floor boasts vaulted ceilings, hardwood floors, a sunken living room with electric fireplace and a dream kitchen designed for entertaining. The kitchen is complete with solid alder cabinets, stainless steel appliances, built in oven and gas stove, granite counter tops, all with access to the huge back deck and fire pit -- perfect for indoor/outdoor entertaining. In addition, enjoy a main floor family room with gas fireplace and sliding doors to the deck as well as main floor laundry, half bathroom, and access to the double attached, heated garage. Upstairs you will find cushy high-end carpeting and a beautiful master suite complete with an ensuite spa bathroom. Enjoy a private bath with stunning views of the trees, a steam shower and two separate vanities. The upper floor includes two more bedrooms and a full updated bathroom. Downstairs you will find a fourth bedroom (window is not egress), another full bathroom, an extensive amount of storage space, and a large rec room with a bonus space that can be used for an office or play area. Every detail has gone into the comfort of this home including central A/C, water softener, chlorine filter, and radon mitigation system. All of the windows on the main and upper levels were replaced in 2018, complete with high-end Hunter Douglas blinds throughout. New asphalt roof (2019) and furnace (2017). Easy access to Stoney and Deerfoot Trails, as

well as Fish Creek Park just a short walk away. The private McKenzie Lake beach club includes boating, fishing, beach volleyball, tennis/pickle ball and more.