



**55 Mckenzie Lake Landing SE
Calgary, Alberta**

MLS # A2145806



\$1,390,000

Division:	McKenzie Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,887 sq.ft.	Age:	1990 (34 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Garage Door Opener, Heated Garage, Triple Garage Attached		
Lot Size:	0.22 Acre		
Lot Feat:	Back Yard, Close to Clubhouse, Cul-De-Sac, Fruit Trees/Shrub(s), Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Shake	Condo Fee:	-
Basement:	Full, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Bookcases, Breakfast Bar, Central Vacuum, Chandelier, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, Soaking Tub, Storage

Inclusions: Additional brand new Jenn Air hoodfan in box

Welcome home to the outstanding family focused, lake access home in stunning McKenzie Lake. This large, AIR CONDITIONED home is situated on a MASSIVE, SOUTH backing pie shaped lot with only a select number of homes having PRIVATE LAKE / DOCK ACCESS. As you enter this expansive home with over 4200 ft.² of living space you are greeted into a large foyer, generous living room, dining room, chef's kitchen with NEW stainless steel appliances, breakfast nook, large windows with expansive views of the large yard, updated finishes, a large great room off the kitchen, office, main floor laundry room, mudroom and half bath. Enjoy the deck which has additional privacy from the lovely trees surrounding this home. On the upper level you will find 4 bedrooms including a beautiful and tranquil primary suite complete with a balcony, newly renovated ensuite, large glass, shower, soaker tub, dual vanities in your own spa like oasis. The additional 3 bedrooms are generous and well appointed. On the walkout level, you will find ample open space whether it be used a rec room or multipurpose space, two bedrooms, full bath, bar and a walkout to your yard with access to the private dock. Enjoy year round recreation directly from your home whether swimming or boating in the summer or skating in the winter. This home is nestled with loads of privacy and surrounded by mature trees and shrubs, positioned away from neighboring homes, fire pit and plenty of space to enjoy those endless summer nights. The TRIPLE CAR HEATED GARAGE is oversized and has ample room for hobbies and interests. This special cul-de-sac has plenty of space for parking additional vehicles and is steps away from the beach club, schools, community center, access to Stony Trail, Deerfoot Trail and so much more. Don't miss out on this outstanding opportunity in this stunning home

situated in the heart of McKenzie Lake. Call your Realtor today!