



**15510 McKenzie Lake Way SE
Calgary, Alberta**

MLS # A2176452



\$859,000

Division:	McKenzie Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,468 sq.ft.	Age:	1996 (28 yrs old)
Beds:	4	Baths:	3 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Landscaped, Level, Private		

Heating:	High Efficiency	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Track Lighting, Vaulted Ceiling(s), Vinyl Windows

Inclusions: N/A

Community living at its best, here in McKenzie Lake. A quick 10 min walk to the clubhouse and lake, for year round entertainment including skating, and fishing in the stalked lake. Quick access onto Stony Trail for quick mountain access. Walking & biking pathways along the Bow River are easily accessible. Only a few minutes drive to McKenzie Meadows golf course. Newly constructed front porch is very inviting as you pull into the driveway. Bright and open main floor plan, with formal dining room, sunken living room, plus space for your everyday kitchen table. Kitchen has eat up breakfast bar, massive corner pantry, plus garburator & stainless steel appliances. Back wall has numerous windows, allowing not only a ton of natural light in, but a great view of the mature back yard. Out the door onto multiple levels of decking, plus mature trees, and no neighbors directly behind, for added privacy. Upstairs boasts a good sized bonus room, with a wood burning fireplace & french doors. Primary retreat has a ton of natural light streaming in, plus in-floor heat in your 5 pce ensuite, with walk-in shower, soaker tub, water closet plus separate double sinks & extra cupboards for storage. Massive walk in closet with shelves & loads of hanging space. 2 spare bedrooms on this level boast large windows. Laundry room has space for hanging your clothing Rec room in the lower level is a great retreat for families to gather. Underground sprinklers make yard work a little easier! Fence along the back of the yard is new. 2 Hot water tanks in the basement are newer, home is even equipped with central air. Make an appointment today to view this fantastic property.