



**751 Mckenzie Lake Bay SE
Calgary, Alberta**

MLS # A2180162



\$869,900

Division:	McKenzie Lake		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,908 sq.ft.	Age:	1992 (32 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Covered, Double Garage Attached, Parking Pad		
Lot Size:	0.19 Acre		
Lot Feat:	Pie Shaped Lot, Sloped Down		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Laminate, Vinyl	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Walk-Up To Grade	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: None

Welcome to your WALKOUT dream home in the heart of the highly sought-after McKenzie Lake neighborhood. Designed with exceptional care and thoughtful upgrades throughout. This home truly exemplifies luxury living. When entering the main floor, you will be greeted with a spacious living room & formal dining room, along with a wonderful, updated white kitchen, upgraded appliances, and vaulted ceiling with bright skylight, and a large eating area leading out to the spacious deck for that always needed relaxation time or merging to the bright family room with a gas fireplace and a huge window for that morning sun. There is also the nice den/flex room PLUS a great laundry room, as well as the entrance door to the drywalled double attached garage. Upstairs are three additional well-proportioned bedrooms and a full two bathrooms. A primary suite equipped with his and her sinks, jetted tub, separate shower offers comfort and convenience. The other two bedrooms are hard to choose a favorite. Once the legal suite permit requirements are completed in Future, the fully developed basement suite is a standout feature, offering incredible flexibility. With its private walk out entrance, two bedrooms, one full bathroom, and a dedicated furnace and ventilation system, it is nearly completed for a potential rental income legal suite which could be a mortgage helper, or a private space for extended family. This home effortlessly blends luxury, functionality, and convenience. Don't miss your chance to make this dream home yours, schedule your private showing today!