



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

14975 Mt Mckenzie Drive SE
Calgary, Alberta

MLS # A2206375



\$749,900

Division:	McKenzie Lake		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,380 sq.ft.	Age:	1994 (31 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: Dishwasher x2, Hood Fan, Refrigerator x2, Stoves 2x, Washer x2, Dryer x2, window coverings, garage door opener x2

You will LOVE this BEAUTIFUL and IMMACULATE WALKOUT BUNGALOW with an (illegal) SUITE, located close to the LAKE, BEACH, parks, schools, the YMCA, and the HOSPITAL. As you enter, you'll immediately be impressed by the BRIGHT and OPEN layout, enhanced by a lovely SKYLIGHT that fills the space with natural light. The spacious kitchen features STAINLESS STEEL appliances, a large ISLAND, and an adjoining dining room. The cozy living room boasts a welcoming FIREPLACE — perfect for relaxing evenings. There are 2 bedrooms on the main floor, including a primary suite with a full ENSUITE. Convenient MAIN FLOOR LAUNDRY, CENTRAL VAC, and another full bathroom complete the level. The WALKOUT BASEMENT SUITE (illegal) features a BEAUTIFUL kitchen with STAINLESS STEEL appliances, a raised eating bar, and a nook overlooking the family room. You'll also find 2 additional bedrooms, another full bathroom, SEPARATE LAUNDRY, and plenty of STORAGE. The downstairs living room and main bedroom have been freshly painted, adding a crisp, updated feel. This space offers an excellent mortgage helper opportunity or room for extended family. Enjoy the LARGE, FENCED BACKYARD — fence painted in 2023 — complete with a DECK, GAS BBQ hookup, and a dog run, perfect for pet lovers and outdoor entertaining. The exterior of the home was painted in 2022, and a NEW WATER TANK was also installed in 2022, adding peace of mind and long-term value. The home also features a spacious DOUBLE ATTACHED GARAGE. Exceptional Value! Don't miss out on this BEAUTIFUL HOME with LAKE ACCESS and so much more!