

\$724,900 - 13705 Mount Mckenzie Drive Se, Calgary

MLS® #A2110540

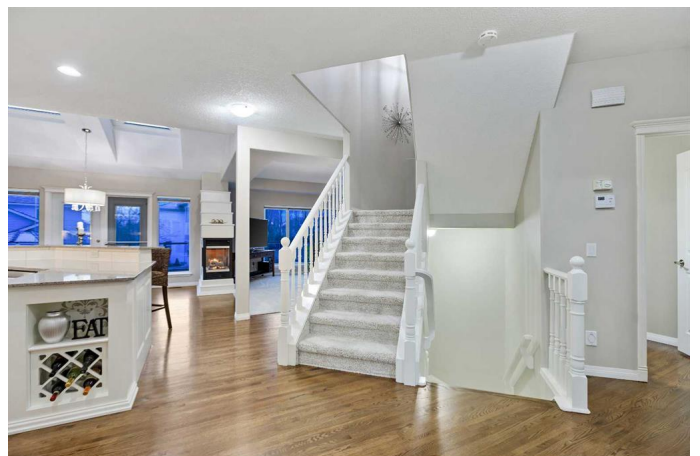
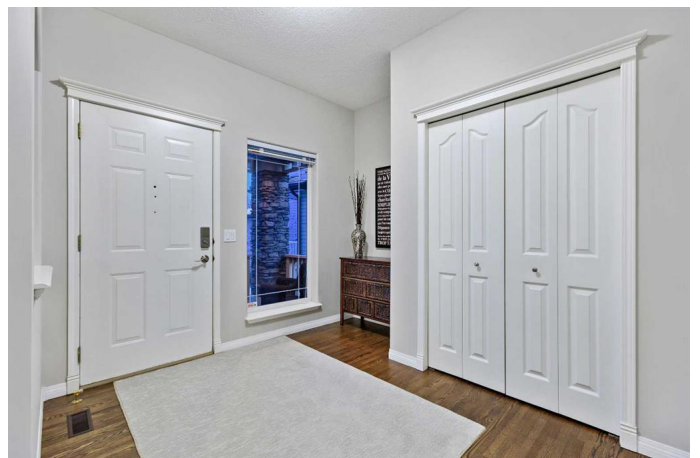
\$724,900

3 Bedroom, 3.00 Bathroom, 2,269 sqft

Residential on 0.15 Acres

McKenzie Lake, Calgary, Alberta

WELCOME to this AIR-CONDITIONED 2 Storey HOME that has 3480.02 sq ft of DEVELOPABLE LIVING SPACE on a HUGE 6426 sq ft LOT in MCKENZIE LAKE!!! It has an ATTACHED DOUBLE CAR GARAGE w/OVERSIZED DRIVEWAY, a COVERED PORCH, a 31' X 10' DECK w/WEST FACING BACKYARD, a SPRINKLER SYSTEM, + AMAZING MOUNTAIN VIEWS!!! The porch is INVITING that also offers SHELTER from rain, + a RELAXING area to sit back to watch the SUNSETS or converse w/FRIENDLY NEIGHBOURS walking by. Entering the SPACIOUS foyer, you will see the 9' TRAY CEILINGS, FRESH NEUTRAL PAINT THROUGHOUT, the GORGEOUS HARDWOOD FLOOR, NEWER CARPET, + OPEN CONCEPT FLOOR PLAN. There is the AMPLE 14' X 10' FLEX ROOM which is PERFECT for a HOME-BASED OFFICE or an EXTRA DINING ROOM. The 2 pc BATHROOM, the 8' X 4' MUDROOM that leads out to the Garage, a 5' X 5' LAUNDRY ROOM which is part of the MAIN FLOOR. An IMMACULATE KITCHEN that has WHITE CABINETRY w/LIGHTING under cabinets, WHITE TILED BACKSPLASH, QUARTZ COUNTERTOPS, BUILT-IN WINE RACK, DOUBLE OVENS, CORNER PANTRY, + BREAKFAST BAR that ACCOMODATES EXTRA seating for GUESTS or QUICK MEALS on the Go. It is an area that ENCOURAGES GREAT CONVERSATIONS



incl/DINING ROOM w/SKY LIGHTS above, + an ALCOVE for a side table or China Cabinet. PLENTY of room to have a LARGE table for ENTERTAINING FAMILY, or FRIENDS, + NATURAL LIGHT. The door leads out to the Backyard w/Deck. The 3-WAY GAS FIREPLACE is a CENTERPIECE on its own that has UNIQUE OPEN SHELVING, + CROWN MOULDING. The SPACIOUS 16'™10 X 13'™11'• LIVING ROOM w/STONE ACCENT WALL is PERFECT for LOUNGING on the couch as you read a book or listen to music after a long day. Going to the UPPER FLOOR is an ATTRACTIVE STAIRCASE w/CARPET that leads to the 4 pc BATHROOM, + 2 GOOD-SIZED BEDROOMS. The 16'™11 X 14'™11 PRIMARY BEDROOM has a 5 pc EN-SUITE BATHROOM incl/DOUBLE VANITY, a GLASS SHOWER, a JETTED TUB, a SEPARATE Water Closet w/door, + a WALK-IN CLOSET incl/BUILT-IN SHELVING just off that. So much NATURAL LIGHT w/WINDOWS coming in. In the 1210 sq ft Undeveloped Basement is POTENTIAL for Development. It has a 23'™5'• X 13'™10'• RECREATION ROOM, a 15'™11 X 13'™7'• FAMILY ROOM, a 12'™6'• X 9'™5'• FLEX AREA, a 10'™ x 10'™ Bathroom Rough-In, + a Utility Area. The MASSIVE Backyard Deck has a GAS LINE for a BBQ for those meals to SHARE, + so much room for Deck Furniture for sitting outside in the FRESH AIR. A FUN area to run around in or VISIT w/NEIGHBOURS. The COMMUNITY of MCKENZIE LAKE has a VARIETY of PROGRAMS for EVERY AGE GROUP, + a COMMUNITY CENTRE. This INCREDIBLE COMMUNITY is 5 Minutes to the BOW RIVER VALLEY PATHWAY SYSTEM which is 630+ KM which is the LARGEST, + LONGEST PAVED URBAN TRAIL NETWORK in NORTH AMERICA. There are so many Amenities nearby incl/MCKENZIE TOWNE/SETON such

as RESTAURANTS, SHOPPING,
PROFESSIONAL OFFICES, GYMS, + more.
Quick commute by Deerfoot Trail, Stoney Trail,
+ Transit to Downtown. BOOK your
SHOWING TODAY!!!

Built in 1998

Essential Information

MLS® #	A2110540
Price	\$724,900
Sold Price	\$751,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,269
Acres	0.15
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	13705 Mount Mckenzie Drive Se
Subdivision	McKenzie Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 3J5

Amenities

Parking Spaces	8
Parking	Double Garage Attached

Interior

Interior Features	Bathroom Rough-in, Breakfast Bar, Built-in Features, Central Vacuum, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Open
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	Floorplan, Pantry, Quartz Counters, Recessed Lighting, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Double Oven, Garage Control(s), Range Hood, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Yard, City Lot, Front Yard, Lawn, Irregular Lot, Street Lighting, Underground Sprinklers
Roof	Pine Shake, Shake
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 29th, 2024
Date Sold	March 12th, 2024
Days on Market	12
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
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