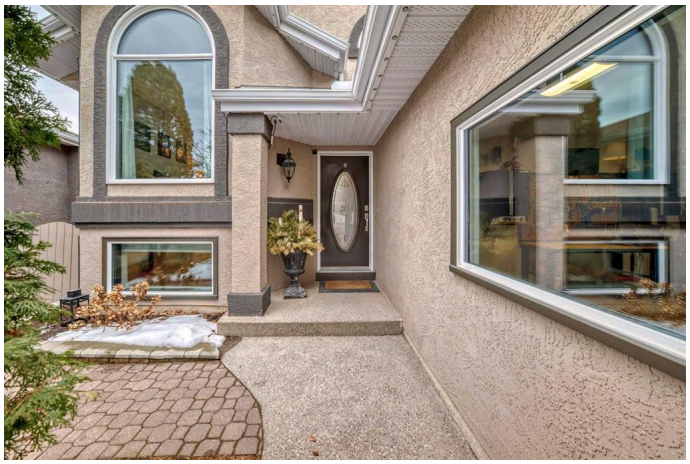
# $775,000 - 56 Mckenzie Lake Crescent Se, Calgary

MLS® #A2117832

**$775,000**
5 Bedroom, 3.00 Bathroom, 1,427 sqft
Residential on 0.00 Acres



McKenzie Lake, Calgary, Alberta

**SELLER MOTIVATED!!! ** Rare 2+3 bedroom Bi-Level WALKOUT with 3 BDRM ILLEGAL SUITE has over 2720 sq ft of living space! Perfect for Extended Family Living or Mortgage Helping Opportunity! Fully renovated with a full kitchen & 3 bedrooms with SEPERATE ENTRANCE on the lower level! The lower level could be easily rent for between $1600-$2400! Or rent out the main floor if you'd be prefer! Their are lots of mortgage helping options with this home! The main floor is bright and open with gorgeous chandeliers, floor to ceiling windows, new hardwood floors, a seperate dining room or more living room space and a fully renovated kitchen! The kitchen is open to an additional family room with a gas fireplace and leads to the upper deck that extends the full length of the house. Perfect for those Summer family get togethers! The kitchen has all newer stainless appliances, undermount lighting, granite countertops and a large island! The Primary bedroom is a true retreat with its huge walk in closet, gorgeous 4 Piece ensuite complete with soaker tub,  massive glass shower and beautiful tile work. Upstairs is also another large bedroom and 4 pc bathroom. The lower level includes 2 big bedrooms, another primary bedroom or den, full kitchen, seperate dining room, 3 pc bathroom, and large family room with gas fireplace. The lower unit has it's own seperate entrance and feels very big with tons of full size windows and french doors that lead to the backyard. The

yard is completely landscaped both front and back with a back patio, pear and cherry trees, beautiful flower gardens and is fully fenced to keep the kiddos and pets in! This home is extra private with its mature trees and has additional parking in the alley as well as no neighbors behind!
The entire house has been freshly painted and the list of upgrades are endless! New, aluminum clad, tinted, triple pane windows, new outdoor gemstone lighting, reverse osmosis drinking water system x2, new vinyl deck with powder coated scratch resistant glass railing, new furnace, AC unit and hot water tank, washer and dryer and water softener to name a few! The double garage is heated with a new epoxy floor! Roof replaced in 2011, with 30yr warranty. This home couldn't be in a better location! Your just 4 blocks from the beach and surrounded by parks and path networks everywhere! Enjoy all the benefits of this gorgeous lake community and its Recreation Center year round! Your HOA fee's include lake/beach access, tennis courts, beach volleyball and basket courts as well as an annually stocked lake with rainbow trout to fish on year round! This is a community you will surely never want leave! Quick access to Deerfoot Tr. & South Health Campus. Please see a link to the Residents Association as well as list of upgrades in the listing attachments.  Walking distance to Public & Catholic Schools!

Built in 1995

## Essential Information

| | |
|---|---|
| MLS® # | A2117832 |
| Price | $775,000 |
| Sold Price | $770,000 |
| Bedrooms | 5 |
| Bathrooms | 3.00 |

| | |
|---|---|
| Full Baths | 3 |
| Square Footage | 1,427 |
| Acres | 0.00 |
| Year Built | 1995 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bi-Level |
| Status | Sold |

## Community Information

| | |
|---|---|
| Address | 56 Mckenzie Lake Crescent Se |
| Subdivision | McKenzie Lake |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2Z 2P1 |

## Amenities

| | |
|---|---|
| Amenities | Beach Access, Playground, Recreation Facilities |
| Parking Spaces | 8 |
| Parking | Additional Parking, Alley Access, Double Garage Attached, Driveway, Garage Faces Front, Heated Garage, Insulated, On Street |
| Waterfront | Beach Access |

## Interior

| | |
|---|---|
| Interior Features | Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Master Downstairs, Separate Entrance, Soaking Tub, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s) |
| Appliances | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Humidifier, Microwave, Range Hood, Washer, Water Purifier, Water Softener, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Basement, Blower Fan, Decorative, Gas, Living Room, Mantle, Tile |
| Has Basement | Yes |
| Basement | Separate/Exterior Entry, Finished, Full, Walk-Out |

## Exterior

| | |
|---|---|
| Exterior Features | Garden, Lighting, Private Yard, Storage |
| Lot Description | Back Lane, Back Yard, Close to Clubhouse, Cul-De-Sac, Fruit Trees/Shrub(s), Front Yard, Lawn, Garden, Interior Lot, No Neighbours Behind, Landscaped, Level, Street Lighting, Yard Lights, Private, Rectangular Lot, Treed |
| Roof | Asphalt Shingle |
| Construction | Stucco, Wood Frame |
| Foundation | Poured Concrete |

## Additional Information

| | |
|---|---|
| Date Listed | April 3rd, 2024 |
| Date Sold | May 20th, 2024 |
| Days on Market | 47 |
| Zoning | RC-1 |
| HOA Fees | 262.50 |
| HOA Fees Freq. | ANN |

## Listing Details

| | |
|---|---|
| Listing Office | RE/MAX Key |

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