

\$600,000 - 35 Mckinley Road Se, Calgary

MLS® #A2138638

\$600,000

3 Bedroom, 3.00 Bathroom, 1,754 sqft

Residential on 0.11 Acres

McKenzie Lake, Calgary, Alberta

Your new home awaits! Welcome to this updated, three bedroom, two and a half bathroom home on a quiet street in the family friendly community of McKenzie Lake. Curb appeal galore with the natural rock and perennial landscaping, front and back, an urban oasis indeed. Note the Hardie board siding and 35 year shingles (both 2011) before stepping into the foyer. Inside, you'll find custom stone tile throughout the main and a layout that can't be beat. The south facing living room is awash with natural light (through the Triple Pane Lux windows, 2009), and the dining area can easily seat ten. Walk through to the huge kitchen and get ready to prepare some fantastic family meals here with the stainless steel appliance package (GE monogram gas stove/electric oven, 2009, & whirlpool fridge, 2023) and there's still enough space for a breakfast table for more informal gatherings. The sprawling family room is lined with gorgeous built in shelves and has a gas fireplace (Napoleon, 2009) to snuggle up in front of on cold winter nights. The two piece powder room/laundry round out the main floor (LG Washer, 2021, & Dryer, 2022). Upstairs, you'll find a four piece washroom, and hardwood throughout the primary bedroom (with 4pc ensuite), as well as the two generously sized additional bedrooms. Now, check out the back yard, with a deck and lush landscaping, all waiting for amazing evenings visiting with friends and family through BBQ season. This home also has central AC



(2010). All you have to do is move in and start enjoying life! Park your car in the attached double garage and enjoy the paths and green spaces on your way to the lake. Yes, this home has lake access. You won't want to miss this one!

Built in 1987

Essential Information

MLS® #	A2138638
Price	\$600,000
Sold Price	\$620,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,754
Acres	0.11
Year Built	1987
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	35 Mckinley Road Se
Subdivision	McKenzie Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 1T7

Amenities

Amenities	Beach Access
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Bookcases, Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Storage, Track Lighting, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dryer, Freezer, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Back Yard, Fruit Trees/Shrub(s), Front Yard, Garden, Landscaped, Many Trees, Street Lighting, Treed
Roof	Asphalt Shingle
Construction	Brick, Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 6th, 2024
Date Sold	June 8th, 2024
Days on Market	2
Zoning	R-C1
HOA Fees	262.50
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX iRealty Innovations
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