

\$550,000 - 876 Mckenzie Drive Se, Calgary

MLS® #A2166708

\$550,000

4 Bedroom, 2.00 Bathroom, 948 sqft

Residential on 0.10 Acres

McKenzie Lake, Calgary, Alberta

Exceptional opportunity to own in one of Calgary's FEW Lake Communities. You will LOVE this BEAUTIFUL & POPULAR 4-Level Split Design that is STEPS away from the LAKE & BEACH, Parks, Schools, Playground, Community Centre & Fish Creek Park Pathways & the Ridge along the Bow River.

As you enter, you'll immediately be impressed by the BRIGHT & CHEERY feel of this home. Featuring a total of 4 BEDROOMS, TWO Full BATHS & OVERSIZED DOUBLE GARAGE, this property offers the exposure everyone wants - a SUNNY SOUTH Backyard that's perfect for relaxation & entertainment.

MORE REASONS YOU WILL LOVE THIS HOME:

• Over 1730 Square Feet of Total Living Space!

• Renovated Kitchen with Modern White Cabinetry, Quartz Counters & Black Stainless Appliances.

• New Furnace & Newer Windows. TANKLESS Hot Water.

• DREAM 22x28 GARAGE with 220V.

• RV Parking capability with gate access from the PAVED Alley.

• Transit Stop only 2 doors down for convenient commuting.

• A few Min Walk to TWO Schools & the Beach Entrance.

With MATURE TREES all around you, this Coveted Family Friendly Lake Community with exclusive, residents only lake offers



something for everyone & is perfect for staying active all year round! Take a leisurely stroll around the 43 acre lake or the 61 acres of park & green space. SUMMER: enjoy tennis, pickleball, basketball, beach volleyball, tobogganing & water sports with access to rowboats, canoes, kayaks & pedal boats. Many events such as movies in the park, summer food truck nights, stampede BBQ & music festival at the lake. Plus programs & camps for the young & young at heart. But thatâ€™s not all. WINTER: enjoy illuminated hockey rinks, a fire-lit ice skating pad & a 2.5 km skating path, all maintained by a zamboni for top-notch skating. Quick & easy access to Stoney Trail, Deerfoot Trail & 52nd Street, as well as shopping at South Trail Crossing (130 Ave SE), Seton & nearby South Health Campus & dog off-leash parks.

**** Be sure to check out the 3D Tour! ****

Built in 1987

Essential Information

MLS® #	A2166708
Price	\$550,000
Sold Price	\$574,600
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	948
Acres	0.10
Year Built	1987
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address 876 Mckenzie Drive Se

Subdivision	McKenzie Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 1Z1

Amenities

Amenities	Beach Access, Clubhouse, Park, Picnic Area, Playground, Party Room, Racquet Courts, Recreation Facilities
Parking Spaces	4
Parking	Alley Access, Double Garage Detached, Oversized, RV Access/Parking, 220 Volt Wiring, Garage Faces Rear

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Closet Organizers, No Smoking Home, Quartz Counters, Stone Counters, Vinyl Windows, Walk-In Closet(s), Tankless Hot Water
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Low Maintenance Landscape, Landscaped, Level, Street Lighting, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 19th, 2024
Date Sold	September 27th, 2024
Days on Market	8
Zoning	RCG
HOA Fees	250.00
HOA Fees Freq.	ANN

Listing Details

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