

# \$799,999 - 117 Mckenzie Lake Cove Se, Calgary

MLS® #A2196545

**\$799,999**

4 Bedroom, 3.00 Bathroom, 1,902 sqft  
Residential on 0.16 Acres

McKenzie Lake, Calgary, Alberta

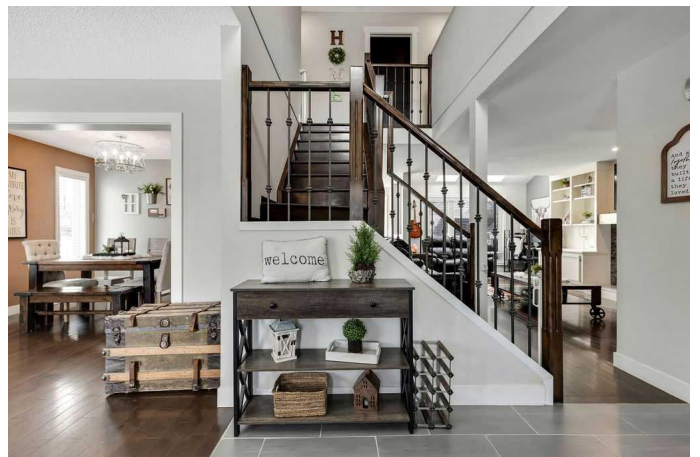
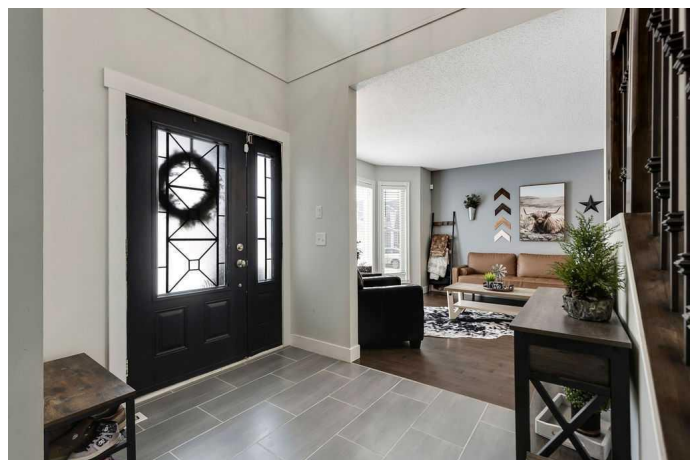
**\*\* Price Adjusted \*\*** Welcome to this **FOUR BEDROOM** home in a quiet cul-de-sac that is just steps from the McKenzie Lake beach club entrance and within walking distance to schools! This home blends location and lifestyle by also offering a **HUGE** south facing private corner lot that has endless possibilities.

Upon entering, the foyer offers lots of space with tiled flooring to greet your guests (note that this home has **NO** wall to wall carpeting!!).

Looking to one side is a spacious living room and dining room with a bay window to bring in lots of natural light. To the other side is a massive family room with skylights and woodburning fireplace. The kitchen has been upgraded with quartz countertops, stainless steel appliances and sit-up island. The second floor hosts a good sized primary bedroom and a beautiful ensuite with soaker tub, double sinks and separate shower! Three more bedrooms round out this floor as well as a 4 piece bathroom. The basement has been partly finished with some room designations (play area, workshop, craft room). There is a new furnace, heat pump, A/C (2024). The large backyard has nice landscaping and a roomy deck to enjoy. McKenzie Lake is a sought after family friendly community with easy access to schools, shopping, transit, golf courses and walking paths!

Built in 1990

## Essential Information



MLS® #	A2196545
Price	\$799,999
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,902
Acres	0.16
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	117 Mckenzie Lake Cove Se
Subdivision	McKenzie Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 1L1

### **Amenities**

Amenities	Beach Access, Clubhouse, Park, Playground, Recreation Facilities
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Bookcases, Kitchen Island, Quartz Counters
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Range Hood, Refrigerator, Washer
Heating	Central, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Close to Clubhouse, Corner Lot, Cul-De-Sac, Landscaped, Private
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	February 22nd, 2025
Days on Market	39
Zoning	R-CG
HOA Fees	393
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.