

780-978-0157
jenniferstudent@me.com

876 McKenzie Drive SE
Calgary, Alberta

MLS # A2166708



\$550,000

Division:	McKenzie Lake		
Type:	Residential/House		
Style:	4 Level Split		
Size:	948 sq.ft.	Age:	1987 (37 yrs old)
Beds:	4	Baths:	2
Garage:	220 Volt Wiring, Alley Access, Double Garage Detached, Garage Faces Rear		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Low Maintenance Landscape, Land		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	RCG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers, No Smoking Home, Quartz Counters, Stone Counters, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Shed, TV Mount in Bedroom		

OPEN HOUSE SATURDAY 2-5pm. Exceptional opportunity to own in one of Calgary's FEW Lake Community's. 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 that'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! **