

131 Mckenzie Lake Bay SE Calgary, Alberta

MLS # A2223787



\$849,999

Division:	McKenzie Lake		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,717 sq.ft.	Age:	1994 (31 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Corner Lot, Landscaped, Rectangular Lot		

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Hardwood

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Finished, Full, Walk-Out To Grade

LLD: -

Exterior: Brick, Stone, Wood Frame

Zoning: R-CG

Foundation: Poured Concrete

Utilities: -

Features: Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Skylight(s), Soaking Tub, Walk-In Closet(s)

Inclusions: N/A

Welcome to 131 McKenzie Lake Bay SE, a nicely updated bungalow with over 3,308 square feet of developed living space, a MASSIVE 27' x 24.5' GARAGE, and a bright CORNER LOT just a short walk to the lake. This property includes FULL LAKE MEMBERSHIP, offering year-round access to McKenzie Lake and its private beach, clubhouse, and amenities. The KITCHEN features NEW QUARTZ COUNTERS, PAINTED CABINETS, NEWER HIGH-END STAINLESS APPLIANCES, a GAS RANGE with DOWNDRAFT VENTING, WALL OVEN & MICROWAVE, a LARGE CORNER PANTRY, and a functional ISLAND. VAULTED CEILINGS and MULTIPLE SKYLIGHTS bring in NATURAL LIGHT, making the space feel open and welcoming. A spacious FRONT OFFICE or formal dining room adds flexibility on the main floor. You'll also find TWO BEDROOMS, including a well-designed & recently Reno'd PRIMARY SUITE with a CUSTOM SHOWER, 10 MM GLASS, BENCH, RAIN HEAD, FREESTANDING TUB, DOUBLE VANITY, PRIVATE WATER CLOSET, and a WALK-IN CLOSET with CUSTOM BUILT-INS. The MAIN BATHROOM has also been renovated with a NEW TUB, TILE, TOILET, and VANITY. All work was professionally completed. The FULLY FINISHED SEMI-WALKUP BASEMENT includes TWO MORE LARGE BEDROOMS, a spacious REC ROOM with NEW CARPET, and plenty of STORAGE with room to add a future WET BAR. Laundry is located downstairs, out of sight and well positioned. The 27' x 24.5' GARAGE is a rare find. It easily fits TWO FULL-SIZED TRUCKS with room for a WORKSPACE and extra storage. It's nearly the size of a triple and offers versatility that's tough to match in this price range. The DRIVEWAY has also been FOAM-JACKED for a level, long-lasting surface. The CORNER LOT offers extra

outdoor space and great sun exposure throughout the day. Whether relaxing on the deck, walking to the lake, or enjoying the quiet bay, this location balances lifestyle and convenience. Well-maintained and thoughtfully updated, this home offers solid value, excellent space, and rare garage capacity in Mckenzie Lake.