

13721 Mount McKenzie Drive SE
Calgary, Alberta

MLS # A2258470



\$650,000

Division:	McKenzie Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,748 sq.ft.	Age:	1998 (27 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Smoking Home		

Inclusions:	N/A
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OPEN HOUSE Saturday September 20th 1-4pm. This exceptional two-storey family home in McKenzie Lake is ideally located just steps from parks, schools, the Bow River Pathway, and public transit. Impeccably maintained, the home boasts impressive 17-foot vaulted ceilings and expansive two-storey windows that flood the interior with light. The main floor offers a formal dining area, a versatile flex room, a spacious living room with a stunning central fireplace, a powder room, and a laundry space. The updated kitchen features sleek concrete countertops, modern backsplash, recent stainless steel appliances, refreshed cabinetry complete with a large double-door pantry, a cozy breakfast nook, and easy access to the west-facing backyard with a two-tiered deck. Hardwood floors run throughout the main level. Upstairs, enjoy mountain views from the large primary suite that includes a 4-piece ensuite with a soaker tub and standing shower, as well as a walk-in closet. Two additional bedrooms and a 4-piece guest bathroom complete the upper floor. The basement is open to your own custom development ideas, with roughed-in plumbing and 9-foot ceilings. Other important upgrades include a new roof (2018), central air conditioning (2023), and brand new high-efficiency furnace(2024). This well-appointed home offers an incredible opportunity to live in one of Calgary’s most sought-after neighborhoods. Call for your private appointment.