

**323 Mt Cornwall Circle SE**  
**Calgary, Alberta**

**MLS # A2289182**



**\$650,000**

<b>Division:</b>	McKenzie Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,801 sq.ft.	<b>Age:</b>	1993 (33 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, RV Access/Parking		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Close to Clubhouse, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s)		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Ceiling Fan(s), Central Vacuum, Granite Counters, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Stone Counters, Storage

**Inclusions:** Dishwasher, Electric Stove, Range Hood, Refrigerator, Microwave, Washer/Dryer, Central Vacuum/Attachments, Blinds, All Lighting & Ceiling Fans as seen in Listing Photos incl. remotes, Electric Fireplace incl. remote, Water Softener, Garage Control(s) & Garage Door Opener, Shed

Welcome to 323 Mt Cornwall Circle SE, a spacious and well-maintained 4-bedroom, 3.5-bath south-facing home nestled on a well-established street in the coveted lake community of McKenzie Lake. Built in 1993, this 1,800 sqft two-storey offers one of the most sought-after configurations in the neighbourhood: four bedrooms all on the upper level, a rare find that's perfect for growing families, remote workers seeking a dedicated home office, or anyone who values keeping the whole family on the same floor, PLUS a finished basement & lake access! Step inside and you're greeted by pristine hardwood floors on the main level, a bright and open layout, and a kitchen featuring granite countertops with a full granite backsplash - a classic, timeless look that stands up beautifully. The main floor flows from a welcoming living and dining area through to a spacious family room complete with an electric fireplace, and a bright breakfast nook, all filled with natural light from south-facing windows. Upstairs, the generously sized primary bedroom features its own ensuite, while the 3 additional bedrooms are each large enough to comfortably fit a queen bed - a rare find at this price point. The fully finished basement adds flexible living space, that's ideal as a recreational room, home gym, or additional flex bedroom - complete with its own 3-piece bath. Notable updates include newer stainless steel appliances, a newer furnace, hot water tank, a brand new front door, water softener, and central vacuum. The backyard has been thoughtfully refreshed with tree removal for a cleaner, more usable outdoor space. The double attached garage and back lane access add everyday convenience. As a McKenzie Lake resident, you will enjoy year-round lake privileges - swimming, skating, fishing, and boating, along with access to the community clubhouse, tennis courts, beach

areas, and walking/biking paths. Top-rated public and Catholic schools are located within the community, and shopping and services are just a short drive away. This is the lifestyle Calgarians move to McKenzie Lake for, and it is rarely available at this price point with four bedrooms upstairs. Watch the full home video in the multimedia link!