

22 Mt Mckenzie Villas SE
Calgary, Alberta

MLS # A2321918



\$615,000

Division:	McKenzie Lake		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,293 sq.ft.	Age:	1994 (32 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 652
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C1 d75
Foundation:	See Remarks	Utilities:	-
Features:	Bookcases, Chandelier, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: A/C Unit, Tv Mount

Open House, Saturday June 20, 1-3pm Welcome to 22 Mt McKenzie Villas, a rare opportunity to own a bungalow villa with lake access in the highly sought after community of McKenzie Lake. Bungalow villas in this community are already limited, but opportunities in this particular complex are exceptionally rare, with only two public sales in the last five years. For buyers looking for the ease of a low maintenance lifestyle while still enjoying space, comfort, privacy, and access to one of Calgary's premier lake communities, this is a truly special offering. This walk out bungalow has been meticulously maintained by the current owner and offers a functional layout that is both comfortable and practical. The main level features generous living and dining spaces with great natural light, creating an inviting setting for everyday living and entertaining. The updated kitchen offers a fresh, functional space with good storage and workspace, making it easy to enjoy whether you are preparing a quiet meal at home or hosting family and friends. The primary bedroom is well appointed and features a beautifully renovated ensuite, adding a modern and comfortable touch to the home. There are 2 bedrooms on the main floor, the second can act perfectly as a home office. Air conditioning provides added comfort through the warmer months, while the west facing backyard allows you to enjoy afternoon and evening sun from your outdoor space. The walk out basement is an amazing feature, offering additional living space and flexibility for guests, hobbies, family gatherings, or a comfortable retreat. There is an additional bedroom in the basement, full bathroom, recreation/entertainment/flex area's and tonnes of storage space. With direct access to the outdoor area, the lower level enhances the overall usability of the home and adds to the appeal of this villa style property.

One of the most meaningful benefits of this home is the lifestyle that comes with McKenzie Lake access. Spend summer days at the beach, take the grandkids to the lake, enjoy a walk by the water, or gather with family in a setting that offers something for every season. Lake communities like McKenzie Lake continue to be highly desirable because they offer more than just a home, they offer a lifestyle built around recreation, connection, and convenience. McKenzie Lake is also known for its excellent amenities, including pathways, parks, schools, playgrounds, nearby shopping, restaurants, and access to everyday services. The community provides convenient access to major routes including Deerfoot Trail and Stoney Trail, making it easy to get around the city while still enjoying the quieter feel of an established southeast lake community. A rare bungalow villa, in a tightly held lake access complex, with a walk out basement, west facing backyard, thoughtful updates, and pride of ownership throughout. Call for your private viewing.