



# 5 Mckenzie Lake Point Calgary Alberta

\$1,100,000

PRICE IMPROVEMENT | PRIVATE LAKE ACCESS & DOCK | 6 BEDS 4 BATHS | 3500 SQFT FINISHED LIVING AREA | LAKE COMMUNITY | Here is the large family home in the perfect location that you have been searching for! Boasting 3500 sq ft of finished living area and significant updates and improvements welcome to 5 Mckenzie Lake Point SE! With impressive curb appeal this property sits on an oversized private corner lot with significant recent upgrades including highly durable elastomeric exterior, new windows, new roof and soffits, as well as gem stone lighting system providing decades of maintenance free living! Upon entry the spacious vaulted ceilings and grand staircase are warm and inviting. The front sitting room has recently refinished hardwood floors that flow into the formal dining area and the updated kitchen with recently replaced SS Appliances, refinished countertops, and a new sink. The breakfast nook is perfect for those busy mornings and the relaxed living room is a focal point with built-ins for relaxing and watching T.V. and a cozy gas fireplace for those cool winter days. The main floor flows out onto the massive west facing rear deck (more about that shortly). Moving upstairs, there are 5 bedrooms (very difficult to find). The large master bedroom is the perfect retreat for the Lord & Lady of the home with large windows overlooking the treed backyard and 5 piece bath complete with a large soaker tub and stand alone shower. There are 4 more bedrooms and an additional 4 piece bath with extensive renovations having been recently completed. The bedroom next to the master is a favorite of mine and could easily be repurposed as a home office with its huge windows and impressive built-in shelving and storage! Moving to the basement, we find a large flex space that is currently used as a home gym but has ample space for a dedicated TV area or as a rec room for the kids....

Den 12.33 Ft x 17.08 Ft

Furnace 7.42 Ft x 12.08 Ft

Recreational, Games room 10.92 Ft x 17.42 Ft

3pc Bathroom 10.92 Ft x 5.50 Ft

Bedroom 10.92 Ft x 17.42 Ft

Other 4.92 Ft x 8.25 Ft

2pc Bathroom 5.58 Ft x 6.67 Ft

Laundry room 7.50 Ft x 11.58 Ft

Bedroom 11.58 Ft x 10.25 Ft

Bedroom 12.33 Ft x 10.25 Ft

3pc Bathroom 5.00 Ft x 10.25 Ft

Bedroom 10.50 Ft x 8.17 Ft

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Listing Presented By:



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See

**Mirror**

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Living room 11.33 Ft x 12.50 Ft

Dining room 12.00 Ft x 12.75 Ft

Kitchen 12.25 Ft x 10.17 Ft

Kitchen 12.08 Ft x 10.17 Ft

Bedroom 10.25 Ft x 17.00 Ft

Primary Bedroom 12.83 Ft x 18.67 Ft

Other 7.83 Ft x 7.25 Ft