



## 131 Mckenzie Lake View Calgary Alberta

\$1,675,000

**\*\* LAKEFRONT LUXURY IN THE HARBOURS OF MCKENZIE LAKE - RARE WALKOUT BUNGALOW!** This isn't just a home - it's a LIFESTYLE UPGRADE. Surrounded by water, privacy & prestige, it's everything you would expect from true lakefront living. Welcome to one of Calgary's most exclusive communities: The Harbours of McKenzie Lake. Lakefront homes in YYC are rare & walkout bungalows like this one are nearly impossible to find. **Elegant & Easy Living:** Step into over 3320 total sq ft of sun-filled space designed for both comfort & entertaining. The main floor features warm HICKORY HARDWOOD floors, 3-sided GAS FIREPLACE for cozy evenings, spacious flex/FORMAL DINING room & a private OFFICE/den. The kitchen is built for hosting with sweeping lake views from the kitchen sink, rich MAPLE CABINETRY, stunning leather-finish DOLOMITE STONE counters & STAINLESS appliances. The primary suite is its own private escape - wake up to the glimmer of sunlight on the water & the soft sound of waves right outside your window. Full en-suite bath with separate deep soaker tub & water closet. **WALKOUT LOWER LEVEL:** THREE more generous BEDROOMS, games area with POOL TABLE, second fireplace & dedicated TV lounge. Walk straight out to the landscaped backyard, firepit & dock. Plus it's FULLY FENCED - so you have peace of mind for the pets & kids. **Key Features & Upgrades:** Be sure to ask for the EXTENSIVE list of upgrades, some of which include: 50-year CONCRETE ROOF tiles o HE Furnace, Water Softener & A/C o Triple-pane Windows for year-round comfort o Exposed Aggregate front patio o Maintenance Free Composite dock o Upper Vinyl deck with TOPLESS GLASS RAILINGS for uninterrupted lake views o Hunter Douglas blinds. Beautifully landscaped & ideal for hosting, relaxing & enjoying lakeside living! **THE MCKENZIE LAKE LIFESTYLE:** This isn't just about the home - it's about everything that comes with it. McKenzie Lake is ...

4pc Bathroom Measurements not available

Bedroom 17.92 Ft x 11.33 Ft

Bedroom 12.50 Ft x 15.67 Ft

Bedroom 11.75 Ft x 14.83 Ft

Bonus Room 13.83 Ft x 15.67 Ft

Breakfast 9.50 Ft x 8.83 Ft

Dining room 10.08 Ft x 15.25 Ft

Kitchen 12.58 Ft x 15.92 Ft

Laundry room 8.75 Ft x 10.08 Ft

Living room 14.17 Ft x 17.00 Ft

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Listing Presented By:



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Century 21 Masters

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**RE/MAX**

**RE/MAX REAL ESTATE  
(CENTRAL)**

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Recreational, Games room 19.75 Ft x 22.92 Ft

Office 9.58 Ft x 11.50 Ft

2pc Bathroom Measurements not available

Primary Bedroom 13.00 Ft x 22.25 Ft

4pc Bathroom Measurements not available