



# 19 Mt Mckenzie Way Calgary Alberta

\$475,000

Welcome to this charming townhome with an attached double garage, located in the highly desirable, family-friendly community of McKenzie Lake. From the moment you enter, the pride of ownership is evident throughout. The bright and spacious living room is enhanced by a bay window, allowing natural light to flood the space, while the neutral colours create a welcoming atmosphere. A corner fireplace adds a cozy touch, perfect for cooler months. The beautifully updated kitchen is a chef's dream, featuring an abundance of cabinetry and counter space. The breakfast nook offers ample space for a larger table and hutch, making it ideal for entertaining. The dinning room has been thoughtfully converted into a home office, providing a quiet space to work. A conveniently located two-piece ensuite completes the main floor. Upstairs, you'll find two generously sized primary suites, each with its own 4 piece ensuite and walk in closet, providing an excellent setup for a growing family. The large windows bring plenty of light into the bedrooms. The basement has been transformed into a cozy man cave/game room, offering the perfect space for relaxation and entertainment. Washer and dryer are situated in the basement, where is also located the large storage room. Please note the PolyB pipes have been replaced. Situated on the outer edge of the complex, this unit benefits from plenty of visitor parking right outside the front door. This location allows easy access to Deerfoot Trail and Stoney Trail, making it convenient for residents to commute to work, other parts of the city, or surrounding areas, and offers a short commute to local schools. It is also surrounded by a wide variety of shopping options, green spaces, and parks, making it an attractive community for families and outdoor enthusiasts. As an added bonus, this home includes lake privileges, providing access to all the amenities...

Other 8.00 Ft x 5.00 Ft

Primary Bedroom 12.42 Ft x 15.08 Ft

4pc Bathroom 6.00 Ft x 10.42 Ft

Bedroom 14.58 Ft x 10.17 Ft

Other 4.25 Ft x 8.00 Ft

4pc Bathroom 5.83 Ft x 10.83 Ft

Family room 9.33 Ft x 20.17 Ft

Other 8.25 Ft x 5.50 Ft

Living room 13.50 Ft x 15.00 Ft

Den 10.92 Ft x 10.67 Ft

2pc Bathroom 2.50 Ft x 5.92 Ft

Other 7.83 Ft x 11.83 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
One Percent Realty

**RE/MAX Realty Professionals**

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**Furnace** 12.42 Ft x 18.58 Ft

**Other** 8.00 Ft x 7.92 Ft

**Dining room** 9.25 Ft x 10.67 Ft

**Other** 15.92 Ft x 10.08 Ft