

94 McKenzie Lake Island SE
Calgary, Alberta

MLS # A2267835



\$1,895,000

Division:	McKenzie Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,561 sq.ft.	Age:	1998 (27 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Heated Ga		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Beach, Lake, Landscaped, Rectangular Lot, Views, Waterfront		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 400
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar

Inclusions: Hood fan, Gas cooktop, Fridge x 2, Double wall oven, Dishwasher (x2) Built in microwave, Central Vacuum system, Washer and dryer x 2, Aquasana whole home water conditioner system, Bar fridge in the basement, 2 kayaks and the pedal boat(as is), fire table on the upper deck, All window coverings, central AC units, Garage door openers

Welcome to 94 McKenzie Lake Island — a rare opportunity to own an exclusive lakefront retreat on one of Calgary's few private gated island communities. This beautifully updated 4-bedroom home combines timeless elegance with modern comfort, offering over 3500 total sq. ft. of luxurious living space and private views of McKenzie Lake. It is a privilege to be a resident of this special island community, and this home encompasses a perfect balance of city living and four season lake life. Carefully renovated, the entire exterior has been updated with a new roof, newly painted stucco and newly landscaped yard (including putting green), the yard is truly incredible. Inside this home has been designed to combine timeless luxury and family function. The wide open main floor is amazing for big gatherings and busy families with room for everyone. The kitchen has been redesigned and updated with new high-end appliances meant for function and elegance. Just off the kitchen is an amazing mudroom leading to the garage that has epoxy floors and a full slat storage wall. The primary suite is a stunning masterpiece with a new bathroom spa area and an amazing walk-in closet. The primary bedroom features a wall of windows overlooking the lake so everyday you wake up to gorgeous sun rises. Heading to the basement you'll love the new theatre area and bar leading to your walk out patio. In addition to the 2 bedrooms on the lower level this space is meant for fun both indoors and outdoor. Every part of this house has well thought out and beautifully updated. This is an opportunity for you to own some of Calgary's best.