

307 Mt McKenzie Gardens SE
Calgary, Alberta

MLS # A2218807

\$549,900

Division:	McKenzie Lake		
Type:	Residential/Four Plex		
Style:	Townhouse		
Size:	1,321 sq.ft.	Age:	1994 (31 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Insulated		
Lot Size:	0.05 Acre		
Lot Feat:	Back Yard, Corner Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 441
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Quartz Counters, Walk-In Closet(s)		

Inclusions: TV in Bed Room. TV in Basement, Swing in Backyard, Fridge in Garage, Fountain in Backyard, Table in Backyard

****OPEN HOUSE THIS SAT ON MAY 10th at 2-4pm**** Welcome to McKenzie Lake! This 3 Bedroom, 3.5 Bath townhouse features Renovated Kitchen and bathroom, central air conditioning, hardwood flooring throughout, and a fully finished basement. Situated on a corner lot, this home includes lake access and a double attached garage. The fenced backyard features with artificial Turf and fountain. The Main Level offers a bright Living Room with a gas fireplace and a formal Dining Area. This renovated Kitchen features White kitchen cabinets extend to the ceiling, extra pantry space, and newer stainless steel appliances and quartz countertops with a breakfast counter for casual dining. A convenient half Bath and a Laundry area complete this level. Upstairs includes 3 Bedrooms and 2 full Bathrooms. The spacious Primary Bedroom features a Walk-In Closet and a private 4-piece Ensuite with quartz countertop finishes. Two additional Bedrooms are well-sized and share a 3-piece Bathroom, providing comfort for family or guests. The Basement is fully finished with a cozy room to relax, and a room with no window that you can use as a spare bedroom, with closet and Ensuite Bathroom. Conveniently located near Fish Creek Park, schools, shopping, and the Bow River. Major routes including Stoney Trail and Deerfoot Trail are easily accessible. Book your showing today!