

106 Mt Kidd Gardens SE  
Calgary, Alberta

MLS # A2245273

\$975,000

|           |                                                                         |        |                   |
|-----------|-------------------------------------------------------------------------|--------|-------------------|
| Division: | McKenzie Lake                                                           |        |                   |
| Type:     | Residential/House                                                       |        |                   |
| Style:    | Bungalow                                                                |        |                   |
| Size:     | 1,797 sq.ft.                                                            | Age:   | 1996 (29 yrs old) |
| Beds:     | 3                                                                       | Baths: | 3                 |
| Garage:   | Double Garage Attached, Driveway, Front Drive                           |        |                   |
| Lot Size: | 0.22 Acre                                                               |        |                   |
| Lot Feat: | Fruit Trees/Shrub(s), Landscaped, Low Maintenance Landscape, Pie Shaped |        |                   |

|             |                                                                                           |            |      |
|-------------|-------------------------------------------------------------------------------------------|------------|------|
| Heating:    | In Floor, Fireplace(s), Forced Air, Natural Gas, Wood                                     | Water:     | -    |
| Floors:     | Carpet, Hardwood, Linoleum, Tile                                                          | Sewer:     | -    |
| Roof:       | Clay Tile                                                                                 | Condo Fee: | -    |
| Basement:   | Finished, Full, Walk-Out To Grade                                                         | LLD:       | -    |
| Exterior:   | Stone, Stucco                                                                             | Zoning:    | R-CG |
| Foundation: | Poured Concrete                                                                           | Utilities: | -    |
| Features:   | Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, Separate Entrance |            |      |

Inclusions: NA

First Time on the Market &ndash; Lake Access! This original-owner, meticulously maintained home in desirable McKenzie Lake offers the perfect blend of comfort, space, and lifestyle. Situated on a large pie-shaped lot with a private, landscaped backyard, this fully finished walkout home provides access to McKenzie Lake &mdash; enjoy swimming, paddleboarding, fishing, and year-round lake activities just minutes from your door. Inside, you&rsquo;ll find 3 spacious bedrooms plus a flexible gym space that can easily convert to a 4th bedroom. The updated ensuite, tile roof, in-floor basement heating, and central A/C ensure lasting quality and comfort. Whether you're relaxing on the deck or walking to the lake with your picnic basket, this home offers a rare lifestyle opportunity in one of Calgary&rsquo;s most family-friendly lake communities.