

**47 McKenzie Lake Crescent SE
Calgary, Alberta****MLS # A2250782****\$845,000**

Division:	McKenzie Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,952 sq.ft.	Age:	1995 (30 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lake, Rectangular Lot		

Heating: Forced Air, Natural Gas**Floors:** Carpet, Ceramic Tile, Hardwood**Roof:** Asphalt Shingle**Basement:** Finished, Full**Exterior:** Brick, Stucco**Foundation:** Poured Concrete**Water:** -**Sewer:** -**Condo Fee:** -**LLD:** -**Zoning:** R-CG**Utilities:** -**Features:** Bookcases, Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)**Inclusions:** TV and Mount in Primary Bathroom En-Suite, Shed in Backyard

Ideally located on a quiet crescent just THREE BLOCKS FROM THE LAKE, this home offers the perfect blend of lifestyle and comfort in the highly desirable McKenzie Lake community, complete with full lake privileges. The immaculately landscaped yard and EXPANSIVE REAR DECK provide the perfect setting for summer entertaining, weekend gatherings, and evening sunsets. Inside, natural light floods the front living room through oversized windows, accentuating soaring vaulted ceilings and thoughtful architectural details. This home has been EXTENSIVELY UPDATED to combine style with modern convenience. Renovations include: oak engineered hardwood floors (2020), heated tile in the front entry, laundry, powder room, and primary ensuite, plus brand-new solid core doors on the main and upper levels. The fully renovated kitchen (2020) features new appliances, quartz countertops, and an open flow directly to the deck for effortless indoor-outdoor living. The upstairs bathroom was renovated less than two years ago, while the primary ensuite is enhanced with heated flooring. Mechanical upgrades ensure peace of mind and energy efficiency: a new furnace, central air conditioning, and humidifier (2024), hot water tank (2022), and a full exterior repaint (2022). Additional features include Hunter Douglas blinds, designer lighting, a gas stove, VacuFlo, and convenient front-loading main floor laundry (new washer and dryer 2024). The upper level offers spacious bedrooms with large windows, and the primary suite comfortably fits a king-size bed with additional furniture. The fully finished basement (carpet 2020) adds valuable living space with a family room, fourth bedroom, and a fourth bathroom. Set on a generous lot with back lane access and an oversized garage, this home delivers both functionality and future potential. Just steps from schools, parks, tennis courts, skating,

shopping, and year-round lake activities, this property is a complete package. McKenzie Lake living doesn't get better than this.