

# \$749,900 - 14975 Mt Mckenzie Drive Se, Calgary

MLS® #A2206375

**\$749,900**

4 Bedroom, 3.00 Bathroom, 1,380 sqft  
Residential on 0.10 Acres

McKenzie Lake, Calgary, Alberta

You will LOVE this BEAUTIFUL and IMMACULATE WALKOUT BUNGALOW with an (illegal) SUITE, located close to the LAKE, BEACH, parks, schools, the YMCA, and the HOSPITAL. As you enter, you'll immediately be impressed by the BRIGHT and OPEN layout, enhanced by a lovely SKYLIGHT that fills the space with natural light. The spacious kitchen features STAINLESS STEEL appliances, a large ISLAND, and an adjoining dining room. The cozy living room boasts a welcoming FIREPLACE â€” perfect for relaxing evenings. There are 2 bedrooms on the main floor, including a primary suite with a full ENSUITE. Convenient MAIN FLOOR LAUNDRY, CENTRAL VAC, and another full bathroom complete the level. The WALKOUT BASEMENT SUITE (illegal) features a BEAUTIFUL kitchen with STAINLESS STEEL appliances, a raised eating bar, and a nook overlooking the family room. You'll also find 2 additional bedrooms, another full bathroom, SEPARATE LAUNDRY, and plenty of STORAGE. The downstairs living room and main bedroom have been freshly painted, adding a crisp, updated feel. This space offers an excellent mortgage helper opportunity or room for extended family. Enjoy the LARGE, FENCED BACKYARD â€” fence painted in 2023 â€” complete with a DECK, GAS BBQ hookup, and a dog run, perfect for pet lovers and outdoor entertaining. The exterior of the home was painted in 2022, and a NEW WATER TANK was also installed



in 2022, adding peace of mind and long-term value.

The home also features a spacious DOUBLE ATTACHED GARAGE. Exceptional Value! Donâ€™t miss out on this BEAUTIFUL HOME with LAKE ACCESS and so much more!

Built in 1994

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2206375    |
| Price          | \$749,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,380       |
| Acres          | 0.10        |
| Year Built     | 1994        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 14975 Mt Mckenzie Drive Se |
| Subdivision | McKenzie Lake              |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T2Z 2M7                    |

**Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Beach Access           |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

**Interior**

|                   |                 |
|-------------------|-----------------|
| Interior Features | No Smoking Home |
|-------------------|-----------------|

|                 |                                 |
|-----------------|---------------------------------|
| Appliances      | See Remarks                     |
| Heating         | Forced Air                      |
| Cooling         | None                            |
| Fireplace       | Yes                             |
| # of Fireplaces | 1                               |
| Fireplaces      | Gas                             |
| Has Basement    | Yes                             |
| Basement        | Finished, Full, Suite, Walk-Out |

## Exterior

|                   |                                            |
|-------------------|--------------------------------------------|
| Exterior Features | Balcony                                    |
| Lot Description   | Low Maintenance Landscape, Rectangular Lot |
| Roof              | Asphalt Shingle                            |
| Construction      | Stone, Vinyl Siding, Wood Frame            |
| Foundation        | Poured Concrete                            |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 28th, 2025 |
| Days on Market | 23               |
| Zoning         | R-CG             |
| HOA Fees       | 376              |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | RE/MAX Real Estate (Central) |
|----------------|------------------------------|

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