

# \$1,675,000 - 131 Mckenzie Lake View Se, Calgary

MLS® #A2226005

**\$1,675,000**

4 Bedroom, 3.00 Bathroom, 1,702 sqft

Residential on 0.13 Acres

McKenzie Lake, Calgary, Alberta

**\*\* LAKEFRONT LUXURY IN THE HARBOURS OF MCKENZIE LAKE – RARE WALKOUT BUNGALOW!** This isn't just a home - it's a LIFESTYLE UPGRADE.

Surrounded by water, privacy & prestige, it's everything you would expect from true lakefront living. Welcome to one of

Calgary's most exclusive communities:

The Harbours of McKenzie Lake. Lakefront homes in YYC are rare & walkout bungalows like this one are nearly impossible to find.

Elegant & Easy Living: Step into over 3320 total sq ft of sun-filled space designed for both comfort & entertaining. The main floor features warm HICKORY HARDWOOD floors, 3-sided GAS FIREPLACE for cozy evenings, spacious flex/FORMAL DINING room & a private OFFICE/den. The kitchen is built for hosting with sweeping lake views from the kitchen sink, rich MAPLE CABINETRY, stunning leather-finish DOLOMITE STONE counters & STAINLESS appliances. The primary suite is its own private escape - wake up to the glimmer of sunlight on the water & the soft sound of waves right outside your window. Full en-suite bath with separate deep soaker tub & water closet. WALKOUT LOWER LEVEL: THREE more generous BEDROOMS, games area with POOL TABLE, second fireplace & dedicated TV lounge. Walk straight out to the landscaped backyard, firepit & dock. Plus it's FULLY FENCED – so you have peace of mind for the pets & kids.

Key Features & Upgrades: Be sure to ask for



the EXTENSIVE list of upgrades, some of which include: 50-year CONCRETE ROOF tiles • HE Furnace, Water Softener & A/C • Triple-pane Windows for year-round comfort • Exposed Aggregate front patio • Maintenance Free Composite dock • Upper Vinyl deck with TOPLESS GLASS RAILINGS for uninterrupted lake views • Hunter Douglas blinds.

Beautifully landscaped & ideal for hosting, relaxing & enjoying lakeside living! THE MCKENZIE LAKE LIFESTYLE: This isn't just about the home - it's about everything that comes with it. McKenzie Lake is a residents-only gated beach club, an active community with year-round amenities for every age: Summer Fun: Clubhouse, beach, tennis, basketball & volleyball courts. Paddleboarding, kayaking, canoeing, pedal boating & fishing (stocked yearly with rainbow trout). Family Events: sandcastle competitions, fishing derby, food trucks, movies at the lake. Winter Activities: Ice skating on a 2.5 km Zamboni-cleared loop. Firepits, ice hockey, tobogganing & even ice fishing. Skate all the way around the lake! The entire lake is nestled within an 18-acre park full of mature trees & landscaped walking paths.

Located in the elite Harbours section, this is more than a home - it's where memories are made, milestones are celebrated & life slows down in the best way. This isn't just your home • it's your year-round vacation property, right in your own backyard.

**\*\* Check out the 3D Tour! \*\***

Built in 1996

## **Essential Information**

|          |             |
|----------|-------------|
| MLS® #   | A2226005    |
| Price    | \$1,675,000 |
| Bedrooms | 4           |

|                |             |
|----------------|-------------|
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,702       |
| Acres          | 0.13        |
| Year Built     | 1996        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 131 Mckenzie Lake View Se |
| Subdivision | McKenzie Lake             |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T2Z 2T5                   |

### Amenities

|                |                                                                                                                                                                 |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Beach Access, Clubhouse, Gazebo, Park, Parking, Party Room, Picnic Area, Playground, Recreation Room, Roof Deck, Boating, Racquet Courts, Recreation Facilities |
| Parking Spaces | 4                                                                                                                                                               |
| Parking        | Double Garage Attached, Front Drive, Garage Faces Front                                                                                                         |
| # of Garages   | 2                                                                                                                                                               |
| Is Waterfront  | Yes                                                                                                                                                             |
| Waterfront     | Lake, Lake Privileges, Beach Front, Lake Front, River Front, Waterfront                                                                                         |

### Interior

|                   |                                                                                                                                                                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recreation Facilities, Skylight(s), Soaking Tub, Stone Counters, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), WaterSense Fixture(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings                                                                                                                                                                     |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                                                                                                          |
| Cooling           | Central Air                                                                                                                                                                                                                                                                      |
| Fireplace         | Yes                                                                                                                                                                                                                                                                              |

|                 |                                                                                  |
|-----------------|----------------------------------------------------------------------------------|
| # of Fireplaces | 2                                                                                |
| Fireplaces      | Family Room, Gas, Living Room, Mantle, Basement, See Through, Stone, Three-Sided |
| Has Basement    | Yes                                                                              |
| Basement        | Exterior Entry, Finished, Full, Walk-Out                                         |

## Exterior

|                   |                                                                                                                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, Private Entrance, Private Yard                                                                                                                                                                     |
| Lot Description   | Close to Clubhouse, Cul-De-Sac, Front Yard, Lake, Landscaped, Lawn, Level, Low Maintenance Landscape, No Neighbours Behind, Private, Rectangular Lot, Street Lighting, Treed, Underground Sprinklers, Beach |
| Roof              | Concrete                                                                                                                                                                                                    |
| Construction      | Wood Frame                                                                                                                                                                                                  |
| Foundation        | Poured Concrete                                                                                                                                                                                             |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 30th, 2025 |
| Days on Market | 16             |
| Zoning         | R-CG           |
| HOA Fees       | 750            |
| HOA Fees Freq. | ANN            |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Century 21 Masters |
|----------------|--------------------|

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