

# \$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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