

**414 MT CORNWALL Circle SE  
Calgary, Alberta**

**MLS # A2269545**



# \$720,000

<b>Division:</b>	McKenzie Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,812 sq.ft.	<b>Age:</b>	1993 (33 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached, Driveway, Front Drive, Owned		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Fireplace Insert, Forced Air, Natural Gas	<b>Water:</b>	Drinking Water
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R-2
<b>Foundation:</b>	Block, Combination	<b>Utilities:</b>	Cable, Electricity at Lot Line, Natural Gas, Garbage Co
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Walk-In Closet(s)		

**Inclusions:** FRIGE, STOVE.DISWASHER, WASHER , DRYER,

Welcome to McKenzie Lake, a beautiful, mature community with year round private lake access. This nice 2 story home has a large master bedroom plus two additional bedrooms upstairs. The basement is fully developed with a full bathroom and additional bedroom. Total 4 bedrooms and 4 bathrooms! The master is large and has a balcony, walk-in closet and en-suite. The main floor has a formal living room and dining room, kitchen with nook area and a family room with a fireplace. Large windows and sliding door in the back of the house allow you to enjoy the big south facing yard with an over-sized, newly installed deck. Book your showing today and don't miss out on an opportunity to live in this sought after community!