

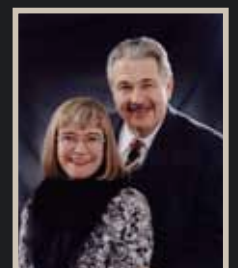
15510 McKenzie Lake Way S.E.



Professional Landscaping both front and back, 600' maintenance free two level deck, Nightscaping (low voltage lighting on back trees) make this home perfect for entertaining.



*Ellyn Mendham &
Tom Westcott*
realtors®



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The Open Floor Plan features refinished hardwood, Great Room with gas fireplace, fabulous kitchen with Granite and Stainless Steel appliances, big nook overlooking the backyard.



Spacious main floor Den could be used as an extra bedroom if desired.



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Upstairs you'll find a sunny bonus room with 11' ceilings and woodburning fireplace. Spacious master suite with ensuite and walk-in closet plus 2 children's rooms and another bath.



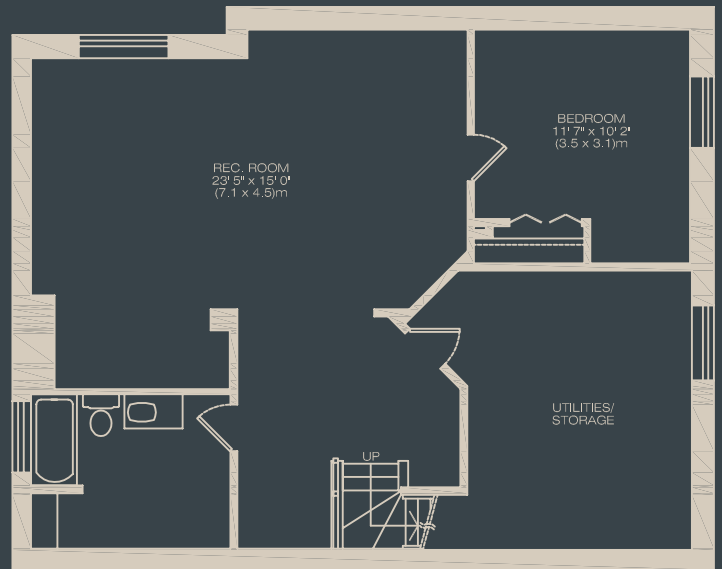
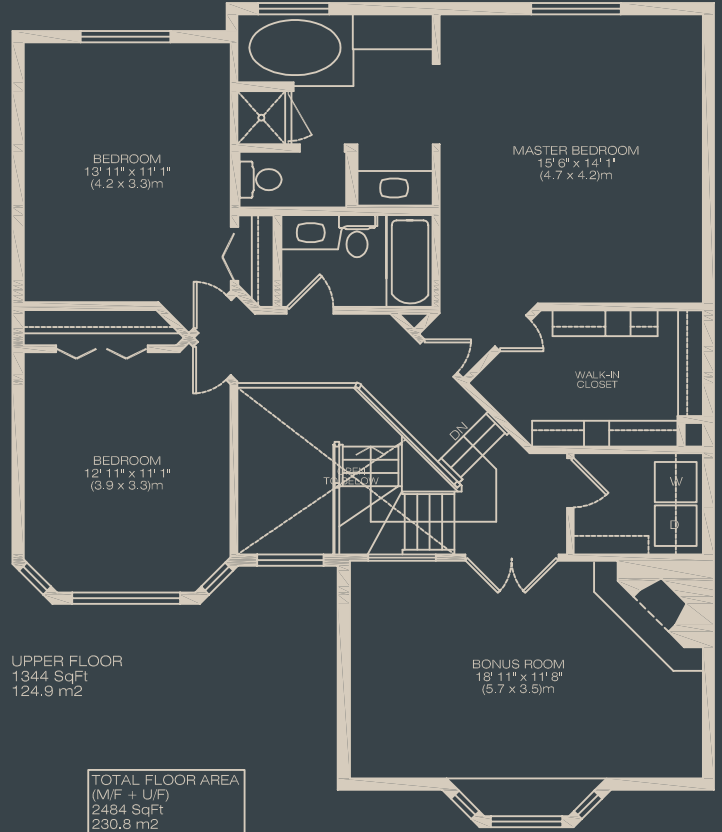
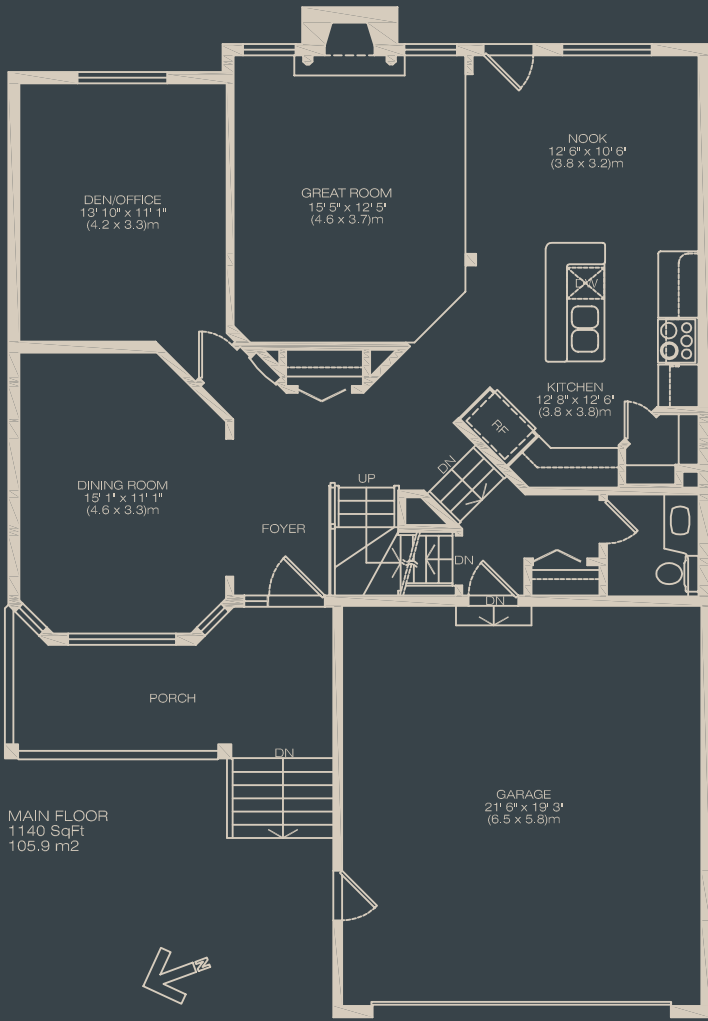
This home is "move-in" ready – basement is finished, superb landscaping, attached garage – and a great location offering lake privileges and handy to every amenity.



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PREPARED FOR
ELLYN MENDHAM &
TOM WESTCOTT
(RE/MAX PROFESSIONALS)

15510 McKenzie Lake Way
S.E. Calgary

MR. MEASURE FLOOR PLANS LTD. JCM9701
403-603-2231 10/05/11

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NEAREST TENTH OF A FOOT.

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IS NOT WARRANTED TO BE SO, AND SHOULD NOT BE
USED FOR LEGAL PURPOSES. - PLANS NOT TO SCALE.

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<i>Address</i>	15510 McKenzie Lake Way SE,			<i>Price</i>	\$595,000
<i>District</i>	Mckenzie Lake D335			<i>Mortgage</i>	T.A.C.T.
<i>Salesperson</i>	Ellyn Mendham & Tom Westcott				
<i>Phone</i>	403-259-4141				
Lot	48'3 X 113'2	Ext Fin	Stucco	<i>RPR / Year</i>	New RPR Ordered
Landscap	Professionally	Heating	1F-A	<i>Compliance / Yr</i>	
Fenced	Yes	Flooring	Hardwood, Carpet	<i>Zoning</i>	R - C1
Style	Two Storey	Home Size	2484 sf (230.8m2)	<i>Taxes 2011</i>	\$2,922.
Age	1996	Fireplace	2 - 1 Gas, 1 Wood	<i>L. I. Levy</i>	None Known
Great Rm	15'5 X 12'5	Bonus Rm	18'11 X 11'8	<i>Lake Fee</i>	\$ 250 + gst/year
Dining Rm	15'1 X 11'1	Den	13'10 X 11' 1	<i>Rooms</i>	8/ 3
Kitchen	12'8 X 12'6	Laundry	Upstairs	<i>Possession</i>	45 Days /Negotiable
Nook	12'6 X 10'6				
Bathrooms	3.5) 4 Piece Ensuite, 4 Piece Main, 2 PC Powder Room, 4 Piece Lower				
Bedrooms	4) Master (15'6X14'1) BR 2 (13'11X11'1) BR 3 (12'11 X 11'1) Lower (11'7X10'2)				
Basement	Fully Developed: Rec Room (23'5 X 15') Bedroom, Bath, Storage, Utility Room				
Garage	Double Attached Front Drive - Drywalled complete with workbench				
Included	Refrigerator, Electric Stove, Dishwasher, Hoodfan, Garburator, Central Vacuum System and All Attachments, Water Softener, Underground Sprinkler System, All Window Coverings, Garage Door Opener with 2 Controls. (Note: Some Furniture may be available for purchase)				
<i>Excluded</i>	All Master Bedroom and Ensuite Valances and Drapery				
<i>Remarks</i>	<i>The moment you arrive you'll want to call this HOME! Tastefully UPGRADED two storey features GRANITE COUNTERTOPS and GLASS TILE BACKSPLASH plus upscale STAINLESS APPLIANCES in the great cook's kitchen with center island and walk-in pantry, newly refinished HARDWOOD FLOORS, open floor plan with GREAT ROOM with fireplace, huge nook, separate dining room and MAIN FLOOR DEN. Upstairs you'll find a sunny BONUS ROOM with 11' ceilings and woodburning fireplace. The MASTER SUITE has a 4 piece ensuite and walk-in closet. Two other large bedrooms and another full bath complete this level. The basement is FULLY DEVELOPED Wwith Rec Room, Guest Room and Bath. Fabulous PROFESSIONAL LANDSCAPING, 600 Sf two tiered deck, NIGHTSCAPING, New Roof Shingles 2010.</i>				
Owner	G. & L. Champagne	Appointments	Lister	Leni	CBS

Listed by: **RE/MAX Realty Professionals**

Deposits to Listing Company - Listing company to do Conveyancing

The information given here, although believed to be accurate, is not warranted to be so; although this information is believed to be reliable at time of printing, changes can be made without prior notice. Please check with the Listing Realtor. Information concerning these premises is provided as a guideline only. Independent advice concerning details of importance to the Purchasers should be sought.



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