



**GRASSROOTS**  
REALTY GROUP

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**212 Mckerrell Way SE**  
**Calgary, Alberta**

**MLS # A2250998**



**\$639,900**

<b>Division:</b>	McKenzie Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,832 sq.ft.	<b>Age:</b>	1987 (38 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Paved		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Laminate, Linoleum
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Stucco, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Closet Organizers, Laminate Counters, Pantry, Walk-In Closet(s)

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-CG
<b>Utilities:</b>	-

**Inclusions:** The Following items in the utility room: work bench, white dresser, brown dresser, refrigerator (as is)

**\*\*OPEN HOUSE: Saturday, October 18th from 1-3pm.\*\*** Have you been dreaming of lake life?! This warm and welcoming detached home has been cherished by the same family for nearly 30 years, and now it's ready for its next chapter. Offering over 1,800 sq. ft. of living space plus a fully finished basement, there's room here for everyone. Move in and enjoy it as is, or bring your vision to life with a dream renovation. Upstairs, you'll love the rare layout with four full bedrooms all on the same level—perfect for growing families, a dedicated home office, or space for guests. The generous primary retreat includes its own ensuite and walk-in closet, while the additional bedrooms provide flexibility for kids, hobbies, or extended family visits. The main floor is bright and functional with a comfortable living area, dining space, and a convenient half bath. Downstairs, the finished basement extends your options with an extra bedroom and plenty of room for a rec space, gym, or home office. Recent updates—including a new roof, furnace, and hot water tank within the last three years—add peace of mind. Outdoors, enjoy the sunny south-facing backyard, while the double attached garage keeps winters simple. Located just minutes from the lake with year-round activities, and close to schools, parks, and community tennis courts, this home is in an unbeatable spot. If you've been dreaming of lake life in a friendly community, this home offers the space, comfort, and opportunity to make it your own.