



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

212 Mckerrell Way SE
Calgary, Alberta

MLS # A2250998



\$665,000

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

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Laminate Counters, Pantry, Walk-In Closet(s)		

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

COME TO OUR OPEN HOUSES ** Saturday, August 23rd 1-3pm & Sunday, August 24th 2-4pm. ** This warm and inviting detached home has been lovingly cared for by the same family for nearly 30 years, and it's ready for its next chapter. With over 1,800 sq. ft. of living space, plus a fully finished basement, this property offers room for the whole family. Move in right away or take your time with your dream renovation. Upstairs, you'll find 4 spacious bedrooms, including a primary suite with its own ensuite, along with a second full bathroom for the kids or guests. The main floor is designed for everyday comfort with a bright living area, dining space, and a convenient half bath. Downstairs, the finished basement adds even more flexibility with an additional bedroom and plenty of space for a rec room, gym, or office. Recent upgrades bring peace of mind, including a new roof, furnace, and hot water tank all within the last 3 years. Outside, the south-facing backyard is perfect for summer evenings, while the double attached garage makes winter mornings that much easier. The location is truly unbeatable — just minutes to the lake, where you can enjoy year-round activities, plus community tennis courts, schools, and parks right nearby. If you've been dreaming of lake life in a family-friendly community, this is the one. Come envision your family making memories here for years to come!