



**GRASSROOTS**  
REALTY GROUP

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**204 Mckerrell Way SE**  
**Calgary, Alberta**

**MLS # A2260950**



**\$629,900**

<b>Division:</b>	McKenzie Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,031 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance, Vaulted Ceiling(s)		

**Inclusions:** NA

Modern, fresh, and family-ready! This newly renovated 4-level split offers 4 bedrooms, 2.5 bathrooms, vaulted ceilings and an abundance of natural light. The open-concept main level is an entertainer's dream with custom cabinetry, a large island, and quartz countertops. Every bathroom has been updated with custom cabinets and quartz, while warm oak vinyl flooring carries throughout the home for a cohesive, inviting feel. The spacious primary suite is both stylish and functional, complete with double closets and a private ensuite. The third level features a generous rec room, 4th bedroom, and full bath, while the basement is perfectly set up for movie nights in your family media space. Situated on a large corner lot in the desirable lake community of McKenzie, you'll love being just steps from the community center, schools, and lake entrance. This home offers the perfect blend of comfort, convenience, and lifestyle. Book your private tour today!