



GRASSROOTS
REALTY GROUP

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164 Mckerrell Crescent SE
Calgary, Alberta

MLS # A2269480



\$599,900

Division:	McKenzie Lake		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,099 sq.ft.	Age:	1987 (38 yrs old)
Beds:	4	Baths:	2
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, City Lot, Cul-De-Sac, Landscaped, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, No Smoking Home, Vaulted Ceiling(s)		

Inclusions: Basement Bookshelves, TV mount in third level Family Room, Primary Bdrm Closet System, Central Vacuum System as is.

Open House: Nov.9th 2-4pm. Truly a sweet immaculate, upgraded 3 bedroom backsplitted (4 levels) on quiet crescent with Lake Access, having great exterior appeal, private treed west yard, 3rd level walk-out and short walk to lake. Enter foyer to living room dining room combination with vaulted ceilings, hardwood flooring and large picture window to treed front yard. Bright kitchen with white cabinets, "shaped counter, lots of cupboards, pantry and adjacent bright eating nook with French doors to composite decking to back yard. Upper level primary bdrm with custom wall unit closet system, 2 good size kids bdrms and closets. Large 3 pc bathroom with 6 ft swirl tub. 3rd level, open and bright family room, brick facing fireplace surrounded by bookcase/curio cabinets and mantle. Large 4th bedroom or office and 3 pc bathroom. Rec Rm in lowest level. Enjoy the attached garage; Note all newer windows, 2023 (except living rm), Added attic insulation 2023, plug-in heat cables for roof/shingle perimeter of home. Great location, walking distance to several parks including the lake with tennis, skating etc and many different community events, schools. Walk to bus to LRT or easy direct drive downtown, Golf nearby within Fish Creek Park with many bike and river walking trails and views. Enjoy all the summer and winter lake activities and trails in Fish Creek Park.