



GRASSROOTS
REALTY GROUP

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123 Mckerrell Crescent SE
Calgary, Alberta

MLS # A2272230



\$625,000

Division:	McKenzie Lake		
Type:	Residential/House		
Style:	5 Level Split		
Size:	1,772 sq.ft.	Age:	1987 (38 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard		

Heating:	Forced Air
Floors:	Carpet, Laminate, Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Brick, Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	Bar, Kitchen Island, Vaulted Ceiling(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: NA

OPEN HOUSE: SUNDAY NOVEMBER 23 2-4PM. Natural light fills this welcoming family home, where a soaring cathedral ceiling creates an impressive first impression the moment you step inside. The main level offers a formal living room and a bright, well-appointed kitchen that seamlessly connects to the dining area. Just off the kitchen, a sunken family room adds warmth and character with its grand brick fireplace and built-in oak cabinetry. Upstairs, the open staircase leads to the spacious primary bedroom featuring his-and-hers closets and a 3-piece ensuite with a skylight. Two additional well-sized bedrooms complete the upper floor. The lower level is designed for entertaining, offering an impressive recreation space complete with a large bar, games area, and an additional family room. A fourth bedroom and a 3-piece ensuite provide excellent space for guests or teens. Situated on a fully fenced corner lot, the property features an oversized rear deck off the kitchen and a south-facing front deck, perfect for enjoying the sun throughout the day. Completing the home is a double attached garage. Beyond the home itself, residents of McKenzie Lake enjoy a vibrant and family-friendly community known for its scenic pathways, excellent schools, and easy access to shops, restaurants, and major roadways. With beautiful parks, playgrounds, and the Bow River just minutes away, it's an ideal location for outdoor lovers and active families. As a bonus, this property includes coveted lake access to McKenzie Lake—perfect for swimming, skating, and year-round recreation.