



GRASSROOTS
REALTY GROUP

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412 Mckerrell Place SE
Calgary, Alberta

MLS # A2274082



\$675,000

Division:	McKenzie Lake		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,255 sq.ft.	Age:	1984 (41 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Street Lighting, V		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Walk-In Closet(s)		
Inclusions:	N/A		

OPEN HOUSE - SATURDAY DEC 13 (11:00am-1:00pm). Impeccably renovated residence, ideally situated on a quiet cul-de-sac in the highly sought-after lake community of McKenzie Lake. This property sits on a huge, uniquely shaped lot with convenient alley access, offering rare space for all your needs. This home has been thoughtfully updated, featuring four bedrooms and two-and-a-half modern bathrooms. Highlights of the renovation include sleek new countertops throughout and luxurious, plush new carpeting. The main floor is designed to impress, with vaulted ceilings and a skylight that bathes the entrance in natural light, leading to a bright living room centered around a cozy double-sided feature fireplace. For ultimate comfort, the Kitchen and Dining areas feature in-floor heating throughout. The interior boasts three levels of finished living space, including an awesome, bright den/office on the main floor and a fully finished basement, ensuring ample room for relaxation and entertaining. Outdoor living is maximized with five separate entertaining areas, extensive landscaping, a secure gated area for RV/Trailer storage, a large shed, and tons of extra space for vehicles or recreational toys, all complemented by an oversized HEATED double detached garage. The exceptional location provides effortless walking distance to schools and the exclusive Lake McKenzie facilities, along with quick access to Stoney Trail (22X) and Deerfoot Trail. This home perfectly blends refined style, community access, and unparalleled utility.