



GRASSROOTS
REALTY GROUP

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212 Mckerrell Way SE
Calgary, Alberta

MLS # A2278396



\$639,900

Division:	McKenzie Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,832 sq.ft.	Age:	1987 (39 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Private, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home, Storage, Walk-In Closet(s)		

Inclusions: white bookshelf, brown dresser

Join us for an Open House on Saturday, January 17th from 1–3 PM. Welcome to this well-loved detached home in the heart of McKenzie Lake, proudly owned and cared for by the same family for 27 years. Offering over 2,000 sq. ft. of total living space, this solid, well-built property presents an exceptional opportunity for buyers looking to renovate and create a truly personalized home in a sought-after lake community. The home features a rare and functional layout with FOUR spacious bedrooms on the upper level, including a primary suite complete with a private ensuite and walk-in closet. The additional bedrooms offer outstanding flexibility—ideal for a growing family, home office, gym, or guest accommodations. The FULLY FINISHED basement expands your living space further, with a large recreation room and an ADDITIONAL BEDROOM, perfect for teens or out of town visitors. Recent major updates provide peace of mind, including a NEW ROOF, FURNACE, and HOT WATER TANK, all completed within the last three years. Outside, enjoy a sunny south-facing backyard, ideal for summer entertaining or quiet relaxation. In addition, the double attached garage adds everyday convenience. Located just a 9-MINUTE WALK to McKenzie Lake, and close to schools, parks, and community tennis courts, this home combines lifestyle, location, and long-term value. Move in and enjoy it as-is, or bring your vision and transform it into your dream home—all starting from a strong, structurally sound foundation. A rare opportunity to own and customize a special property in McKenzie Lake.