



GRASSROOTS
REALTY GROUP

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28 Mckerrell Close SE
Calgary, Alberta

MLS # A2286466



\$650,000

Division:	McKenzie Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,758 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 Lane, Back Yard, Fruit Trees/Shrub(s), Private		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Hardwood, Laminate, Tile, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Brick, Vinyl Siding
Foundation:	Poured Concrete
Features:	Central Vacuum, No Smoking Home, See Remarks

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

Inclusions: Curtains, Outdoor shed

If you've been dreaming of LAKE LIVING this summer, this is your opportunity! Welcome to this beautiful 2-storey home in McKenzie Lake offering just over 2,100 sq ft of living space with a double attached garage and access to year-round lake amenities. It's the perfect family home in a sought-after community. As you enter, you're greeted by a bright south-facing living room filled with natural sunlight. The open-to-below vaulted ceilings create a bright, airy feel. A dedicated dining room offers the perfect setting for both everyday meals and special gatherings. At the back of the home, the spacious kitchen offers plenty of room to cook to gather, and connect, also featuring stainless steel appliances and direct access to the deck for easy indoor-outdoor living. Just off the kitchen is a cozy family room featuring a charming wood-burning fireplace - the ideal place to unwind on cooler evenings. Upstairs you'll find 3 bedrooms, including a large, sun-filled primary suite with south exposure and a renovated 3-piece ensuite, plus two additional bedrooms and a full 4-piece bathroom. The fully developed basement adds 2 more bedrooms - great for guests, teens, or flexible spaces like a games room, office, or home gym. Outside, the private backyard is perfect for summer BBQs and relaxing evenings. RECENT UPDATES INCLUDE: a new fence, several replaced windows, new patio door, interior wall paint, and a new garage door. Living in McKenzie Lake also means access to the private lake and residents-only clubhouse. Enjoy beach days in the summer, skating in the winter, and a strong sense of community year-round. You're also just minutes to Deerfoot and Stoney Trail, making commuting easy, with schools, shopping, and restaurants all nearby. A warm, spacious home in one of Calgary's most loved lake communities.

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