



**236 Mckerrell Way SE
Calgary, Alberta**

MLS # A2297065



\$529,900

Division:	McKenzie Lake		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,131 sq.ft.	Age:	1982 (44 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, RV Access/Parking		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding , Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Vaulted Ceiling(s), Wet Bar		

Inclusions: N/A

McKenzie Lake is known for its strong community feel and year-round recreation. Residents enjoy exclusive lake privileges including swimming, skating, paddleboarding, beach areas, and community events, along with nearby parks, pathways, schools, shopping, and convenient access to major commuter routes. It's a neighborhood where outdoor living and everyday convenience come together. This well-designed bungalow offers a bright and welcoming main floor highlighted by soaring vaulted ceilings that create an open, airy feel through the living and dining areas. The kitchen features painted white cabinetry, quartz counters, updated stainless steel appliances, and durable luxury vinyl plank flooring that extends through much of the main living space. Three bedrooms are located on the main floor, including a comfortable primary suite with a convenient half-bath ensuite. A full bathroom completes the main level. The fully developed lower level expands the living space with a large family room featuring a wet bar — an ideal setting for entertaining or relaxing evenings at home. A full bathroom and a flexible office or hobby area add additional functionality and could serve as a fourth bedroom with future window modification if desired. Additional conveniences include newer shingles (approximately 5 years old) and main floor window replacement in 2025. Outside, the property offers a double detached garage plus an additional off-street parking space suitable for a vehicle or small trailer — a valuable feature rarely found together in many homes. Combining a functional bungalow layout, developed basement space, and the lifestyle advantages of lake community living, this home represents an excellent opportunity for buyers seeking both comfort today and long-term value in a highly established Calgary neighborhood.