



**227 Mckerrell Way SE
Calgary, Alberta**

MLS # A2157917



\$785,000

Division:	McKenzie Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,881 sq.ft.	Age:	1988 (36 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Kitchen Island, No Smoking Home		

Inclusions: n/a

Step into luxury living just a stone's throw away from the Beach House! This exquisitely renovated home boasts the removal of all Poly B, bringing you peace of mind and modern comfort. Immerse yourself in a culinary paradise with top-of-the-line appliances including a Gaggenau cooktop from Europe, Poggenpol Cabinets, Cove Dishwasher, and instant hot water. The kitchen is adorned with an imported Spekva wood island from Denmark, setting the stage for memorable gatherings. Enjoy the ambiance with LED lighting throughout and multiple fireplaces, including a gas fireplace up and down and an electric fireplace in the living room. Every detail is thoughtfully designed with built-ins and heated floors in both bathrooms and the basement. Upstairs, four bedrooms await, while the stunning main bathroom showcases a custom tile mural. With a roughed-in bathroom in the basement and contractors' expertise evident in every corner, this home is the epitome of modern sophistication. Being within walking distance to schools and the lake, close to shops and restaurants makes this a great family home, and with easy access to Deerfoot and Stoney, commuting is a breeze.