



GRASSROOTS
REALTY GROUP

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8 Mckenna Mews SE
Calgary, Alberta

MLS # A2209212



\$575,000

Division:	McKenzie Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,258 sq.ft.	Age:	1982 (43 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Heated Garage		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, City Lot, Cul-De-Sac,		

Heating:	Forced Air, Natural Gas
Floors:	Vinyl Plank
Roof:	Asphalt
Basement:	Finished, Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Tankless Hot Water, Vinyl Windows

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

Inclusions: Yard Shed

Charming Family Home Backing onto Green Space in McKenzie Lake Welcome to this inviting 3-bedroom, 1.5-bathroom home nestled on a quiet park-facing lot in the heart of McKenzie Lake. With over 1,250 sq ft of thoughtfully designed living space, this two-storey gem offers a perfect blend of comfort, functionality, and location. Backing onto a serene wooded area and offering a massive backyard, you'll enjoy privacy and room to relax or entertain. The oversized heated double garage off the back lane provides excellent parking and storage, complemented by plenty of street parking for guests. Inside, the home has a bright and open floor plan with large windows that flood the main level with natural light. The spacious kitchen includes a generous dining area and a stove with double ovens—ideal for home cooks. Step through the sliding patio doors off the family room onto a large deck perfect for summer barbecues or morning coffee. Upstairs features three well-sized bedrooms and an updated main bath. The finished lower level adds even more living space, with a large family room, ample storage, and upgraded mechanical systems. Recent updates include a tankless hot water system, air conditioner, new furnace (2020), water softener (2022), shingles (2017), windows (2017), newer vinyl flooring, and a new garage door with opener. Additional perks: yard shed, security system, and all appliances are included. Ideally located close to major roads, public transit, schools, and shopping, this home is a fantastic opportunity for first-time buyers, young families, or professionals. Don't miss your chance to own this great home in a quiet, family-friendly community!