

82 Mckernan Road SE
Calgary, Alberta

MLS # A2221630



\$534,900

Division:	McKenzie Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,184 sq.ft.	Age:	1981 (44 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Alley Access, Double Garage Detached, Off Street, On Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Close to Clubhouse, Front Yard, Lawn, Rectangular L		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Aluminum Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Vinyl Windows		

Inclusions: Window Coverings

Welcome to this charming and well-maintained home in the heart of McKenzie Lake—just blocks from the McKenzie Lake Beach Club, schools, playgrounds, Bow River pathways, and so much more. This home offers full lake access, giving you and your family the chance to enjoy swimming, boating, skating, and community events all year round! Step onto the welcoming front porch and into a functional main floor featuring luxury vinyl flooring, a cozy kitchen with a dining nook, a convenient half bath, and a large, bright living room perfect for relaxing or entertaining. Upstairs you’ll find three full bedrooms, including a sun-filled primary suite, and a 4-piece bathroom. Two of the bedrooms have been updated with vinyl windows for added comfort and efficiency. The backyard is an outdoor oasis, complete with a well-laid patio, in-ground fire pit (perfectly positioned under the patio table!), and two newer fences framing a lovingly landscaped yard. The large garage features 220V wiring and is lined with a beautiful garden bed—ideal for gardening. The roof on the house was replaced just three years ago, offering peace of mind for years to come. The unfinished basement includes laundry and is full of potential—ready to be transformed to suit your needs. You’re minutes from McKenzie Lake School, St. John Henry Newman, Mountain Park School, McKenzie Meadows Golf Club, a brand new skateboard park, tennis courts, BBQ pits, and more. This is your opportunity to enjoy the lifestyle that makes McKenzie Lake one of Calgary’s most desirable communities. Book your showing today!