

**212 Mckerrell Way SE  
Calgary, Alberta****MLS # A2278396****\$639,900****Division:** McKenzie Lake**Type:** Residential/House**Style:** 2 Storey**Size:** 1,832 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 Yard, Private, Rectangular Lot

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Smoking Home, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	white bookshelf, brown dresser		

Join us for an Open House on Saturday, January 17th from 1&ndash;3 PM. Welcome to this well-loved detached home in the heart of McKenzie Lake, proudly owned and cared for by the same family for 27 years. Offering over 2,000 sq. ft. of total living space, this solid, well-built property presents an exceptional opportunity for buyers looking to renovate and create a truly personalized home in a sought-after lake community. The home features a rare and functional layout with FOUR spacious bedrooms on the upper level, including a primary suite complete with a private ensuite and walk-in closet. The additional bedrooms offer outstanding flexibility&mdash;ideal for a growing family, home office, gym, or guest accommodations. The FULLY FINISHED basement expands your living space further, with a large recreation room and an ADDITIONAL BEDROOM, perfect for teens or out of town visitors. Recent major updates provide peace of mind, including a NEW ROOF, FURNACE, and HOT WATER TANK, all completed within the last three years. Outside, enjoy a sunny south-facing backyard, ideal for summer entertaining or quiet relaxation. In addition, the double attached garage adds everyday convenience. Located just a 9-MINUTE WALK to McKenzie Lake, and close to schools, parks, and community tennis courts, this home combines lifestyle, location, and long-term value. Move in and enjoy it as-is, or bring your vision and transform it into your dream home&mdash;all starting from a strong, structurally sound foundation. A rare opportunity to own and customize a special property in McKenzie Lake.