

**96 Mckinley Way SE**  
**Calgary, Alberta**

**MLS # A2211011**



**\$535,000**

<b>Division:</b>	McKenzie Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 Level Split		
<b>Size:</b>	1,146 sq.ft.	<b>Age:</b>	1986 (39 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Laminate Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** n/a

Open house is cancelled for Sunday. This well-maintained 4-bedroom, 2-bathroom, 3-level split home offers a spacious layout and an unbeatable location just steps from schools, the lake, and Golf Course. The main floor welcomes with a living room featuring vaulted ceilings, while the elevated dining area overlooks the space below. The kitchen has solid oak cabinetry, ample prep space. Upstairs you'll find a generous primary bedroom with a walk-in closet, a second bedroom, and a full bathroom. The lower level features a family room with a gas fireplace, large windows, two additional bedrooms, another full bath, and laundry/storage. The fully landscaped and fenced backyard features a patio and garden beds, plus a detached double garage with storage. Recent upgrades included: water softener (2018); refinished hardwood upstairs (2020); new windows &ndash; in kitchen, dining, primary bedroom, bathroom; windows for living room and front bedroom are ordered and expected June 2025; patio door (2022), gas fireplace (2022); reverse osmosis water system (2022); dryer (2024), fridge (2024); hot water tank (2025). Located in the heart of McKenzie Lake, this home offers more than just a great floor plan&mdash;it&rsquo;s part of one of Calgary&rsquo;s most desirable lake communities. Enjoy year-round access to the private lake and beach club, with swimming, skating, and paddleboarding just steps away. The neighborhood is perfect for families, with top-rated public and Catholic schools, beautiful parks and pathways, and close proximity to Fish Creek Park and the Bow River trails. Whether you're commuting or exploring, you'll love the easy access to Deerfoot and Stoney Trail, convenient transit options, and being minutes from shopping, restaurants, and essential amenities. This home is move-in ready with thoughtful upgrades already done. Call

your favourite agent to book a showing!