

51 Mckerrell Way SE
Calgary, Alberta

MLS # A2201754



\$595,000

Division:	McKenzie Lake		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,245 sq.ft.	Age:	1989 (36 yrs old)
Beds:	4	Baths:	3
Garage:	Insulated, Paved, Single Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Landscaped, Level, Low Maintenance Landscape, Paved		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: Gazebo

Great location WITH LAKE ACCESS! WALK ONE BLOCK TO LAKE ENTRANCE, PUBLIC & SEPARATE SCHOOLS, PARK WITH OUTDOOR RINK NEAR THE COMMUNITY CENTRE, ETC. - INCREDIBLE!! This fully developed Bi-Level home offers over 2,300sqft of developed living space, 3 Bedrooms on the Main, a 4th Bedroom down. With the large windows down, a 5th bedroom could easily be reality. Many upgrades adorn this lovely, well maintained home with SOUTH BACKING YARD. Newer light fixtures, Stainless Steel appliances, a gas fireplace with mantle, stunning LVP Flooring throughout most of the Main floor, all compliment an already excellent layout where natural light flows through! Great Nook or Sitting area off the kitchen looks out to the Deck and yard. Peninsula countertops provide great prep space for the Chef, with extra cabinetry and a pantry! Dining Room and Living Room are joined and create a nice open space to relax at the Table or sit by the fire! So nice to have 3 bedrooms on this level, Primary has a great 3-piece Ensuite and a walk-in closet. Lower 4th bedroom is very spacious, currently has 2 single beds, could easily fit a King, also has a walk-in closet!! 4-piece Bath down, great for Guests or the family member wanting space! Large Family Room down, could easily be divided into a Games Room and a Media Room! Other features include the oversized attached insulated single garage, Central A/C, High Efficiency Furnace, new toilets throughout, newer fence and deck boards, a wide paved lane at the back (again, great for kids!). This is a MUST SEE!