# \$719,000 - 92 Mckerrell Close Se, Calgary

MLS® #A2211348

### \$719,000

4 Bedroom, 4.00 Bathroom, 1,667 sqft Residential on 0.12 Acres

McKenzie Lake, Calgary, Alberta

\*\*\*Open House (Sat May 3rd) and (Sun May 4th) 12 pm - 2 pm \*\*\*Welcome to this charming two-story split, 4-bedroom, 3.5-bath home perfectly situated on one of the largest lots on the McKerrell block, in the desirable community of McKenzie Lake. Step inside to discover a bright living room with vaulted ceilings, a kitchen perfect for preparing family feasts, and an open-concept family room. Upstairs, the master bedroom features elegant French doors, a walk-in closet, and a generously sized 4-piece ensuite. Enjoy the natural light through the south-facing windows, creating a warm and welcoming atmosphere a perfect canvas for a green thumb to craft a lush indoor oasis. The south-facing backyard is another highlight of this property, backing onto a green space that provides both privacy and the feeling of being far removed from the hustle and bustle of city life. With only two neighbours, the backyard is an ideal space for hosting unforgettable gatherings, tending to your garden, or simply enjoying peaceful moments with a morning cup of coffee. Located near the lake entry, this home invites you to fully embrace the outdoor lifestyle, with endless opportunities for water activities and lakeside enjoyment. Plus, with Mckenzie Lake bordering Fish Creek Park, You'll have access to the scenic trails perfect for cycling, running, or leisurely walks, immersing yourself in Nature's beauty. Turn this house into a home and experience the perfect balance of comfort, style, and outdoor adventure. Schedule your







viewing today and start your next chapter in this remarkable property! (ROOF 2019)(Furnace 2018)(Hot Water Tank 2017)(Overhead door springs and maintenance 2025)

Built in 1987

#### **Essential Information**

MLS® # A2211348 Price \$719,000

Bedrooms 4

Bathrooms 4.00

Full Baths 3 Half Baths 1

Square Footage 1,667 Acres 0.12 Year Built 1987

Type Residential

Sub-Type Detached

Style 2 Storey Split

Status Active

# **Community Information**

Address 92 Mckerrell Close Se

Subdivision McKenzie Lake

City Calgary
County Calgary
Province Alberta
Postal Code T2Z 1M2

#### **Amenities**

Amenities Beach Access, Clubhouse, Park, Playground, Racquet Courts

Parking Spaces 4

Parking Concrete Driveway, Double Garage Attached, On Street

# of Garages 2

#### Interior

Interior Features Ceiling Fan(s), Central Vacuum, French Door, High Ceilings, Recreation

Facilities, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)

Appliances Dishwasher, Microwave Hood Fan, Range, Refrigerator, Washer/Dryer,

Window Coverings

Heating Forced Air, Natural Gas

Cooling None Fireplace Yes

# of Fireplaces 1

Fireplaces Wood Burning

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Private Yard

Lot Description Close to Clubhouse, Greenbelt, No Neighbours Behind

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed April 12th, 2025

Days on Market 20

Zoning R-CG

HOA Fees 375

HOA Fees Freq. ANN

## **Listing Details**

Listing Office Greater Property Group

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