

92 Mckerrell Close SE
Calgary, Alberta

MLS # A2227660



\$650,000

Division:	McKenzie Lake		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,647 sq.ft.	Age:	1987 (38 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, No Neighbours Behind, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, French Door, Jetted Tub, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Garage fridge, shed, TV mount, basement laminate flooring boxes, privacy screen on deck

It's a gorgeous summer day, perfect for a day at the lake. You pack a cooler, some beach towels and you spend the day at the lake with the kids making memories. This is not just a home, this is a lifestyle. The tree lined street of McKerrell Close evokes the kind of sensation that brings to mind a happy childhood. With very little traffic, the kids will play safely on their bikes as they explore their surroundings. Situated on one of the largest lots to be found in this community and backing onto green space, you'll love that there's room for a trampoline out back and plenty of privacy. Inside, this original-owner home has been lovingly maintained throughout the years. Large windows, hardwood floors and an open layout create an inviting space. With three bedrooms above, including a large primary bedroom with a 4 piece ensuite, this is an ideal floor plan for a growing family. The main level has a vaulted front sitting room, a dining area, a spacious kitchen with a picture window and a cozy sunken living room with a wood burning fireplace. A 2 piece bath and laundry complete this level. The basement is partially developed with a 4th bedroom, a rec room, a 4 pc bathroom and a hobby room. Roof was redone with a skylight protector in 2019. Furnace was replaced in 2018 and was inspected last month. 50 gallon hot water tank was replaced in 2017. Brand new garage door springs this year and a new garage opener in 2021. The SOUTH backyard has a beautiful full-width deck with privacy screens and plenty of green space for the kids to play. This is a wonderful home with lake access.