

291 Mckerrell Way SE  
Calgary, Alberta

MLS # A2267819



**\$845,000**

<b>Division:</b>	McKenzie Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,087 sq.ft.	<b>Age:</b>	1988 (37 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Off Street		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Front Yard, Irregular Lot, Treed		

<b>Heating:</b>	Forced Air, Heat Pump	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, No Smoking Home, Quartz Counters, Vinyl Windows		

**Inclusions:** Basement 75" TV

Welcome to this beautifully upgraded home with extra side yard, located just a short walk from the private lake, two schools, parks, river pathways and shopping. From the moment you step inside, you'll be impressed by the grand vaulted entrance, showcasing inlaid tile flooring and a sense of timeless sophistication. The home has been extensively refreshed, the main floor features an updated half bath, a front flex room, a formal dining room, and a bright dinette that flows seamlessly into the living room, complete with a cozy gas fireplace for cooler nights. The completely renovated kitchen is a showstopper, boasting quartz countertops, new white slow-close cabinetry, custom backsplash, stainless steel appliances, undermount lighting, and thoughtful design throughout, perfect for both everyday living and entertaining. Upstairs, you'll find four spacious bedrooms, a laundry room, and an open den area ideal for a home office or study nook. Both bathrooms have been fully renovated, including a four-piece main bath and a luxurious four-piece ensuite with high-end finishes. The fully finished basement expands your living space with two large rec rooms that include the 75" TV, a fifth bedroom, and another three-piece bathroom—offering flexibility for guests, hobbies, or family movie nights. Outdoors, enjoy the massive deck and patio designed for entertaining with a retractable awning, hot tub ready, and complemented by multiple storage sheds. Additional updates include a newer roof, upgraded vinyl windows, PEX plumbing, updated hot water tanks, water softener, a new furnace with heat pump, and a heated double attached garage with a 220 outlet—ensuring year-round comfort and peace of mind. This meticulously maintained home truly has it all: show home quality, modern upgrades and an unbeatable location in a family-focused

community with access to excellent schools, golf courses, and the beauty of nearby Fish Creek Park and the Bow River. Quick access to Deerfoot and Stoney Trail ensures easy connectivity across the city. Call today for your own private showing!