

**127 Mckerrell Way SE**  
**Calgary, Alberta**

**MLS # A2228752**



**\$699,000**

<b>Division:</b>	McKenzie Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,813 sq.ft.	<b>Age:</b>	1988 (37 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Corner Lot, Dog Run Fenced In, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, No Smoking Home, Open Floorplan, Smart Home, Storage, Walk-In Closet(s)		

**Inclusions:** fish tank and hotub

Welcome to this stunning family home located in the thriving community of McKenzie Lake. Boasting lake access within walking distance. Set on a spacious corner lot, the home offers plenty of room for entertaining and relaxation. The homes has lots of recent upgrades enhancing its appeal, providing a modern touch of elegance. Enjoy the convenience of a double attached garage and driveway, rear parking that ensures ample parking space. This gem is a must see for families looking for the prefect blend of luxury and lifestyle in a vibrant neighborhood. Call your favorite realtor to see!