

**104 Mckerrell Crescent SE**  
**Calgary, Alberta**

**MLS # A2166561**



**\$592,000**

<b>Division:</b>	McKenzie Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 Level Split		
<b>Size:</b>	1,062 sq.ft.	<b>Age:</b>	1983 (41 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Driveway, Parking Pad		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	No Neighbours Behind, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space, Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), High Ceilings, Recessed Lighting, Skylight(s), Storage		

**Inclusions:** BBQ, Hot Plate in Basement, Toaster Oven in Basement, Mini Fridge in Basement, TV Mount in Basement, Washer in Basement, Dryer in Basement

\*\*\*VIRTUAL OPEN HOUSE IG LIVE SUNDAY 1:30PM-2PM\*\*\*IN-PERSON OPEN HOUSE SUNDAY 2PM-4PM\*\*\* Welcome to this charming detached 3-level split in the heart of McKenzie Lake! With over 1,600 SQUARE FEET OF DEVELOPED SPACE, this home offers 4 SPACIOUS BEDROOMS and 2 modern bathrooms, providing ample room for the entire family. Enjoy exclusive LAKE PRIVILEGES, giving you access to the beach, tennis and pickleball courts, basketball court, and BBQ pits. Immerse yourself in community events at the lake year-round. The property features an ILLEGAL BASEMENT SUITE WITH SEPARATE ENTRANCE AND SEPARATE LAUNDRY, complete with a cozy fireplace, steam shower, and many improvements. Recent upgrades include TRIPLE PANE WINDOWS, new granite counters in the kitchen, new stacked laundry, and a new deck with railing. The roof shingles are currently being replaced, ensuring the home is in top condition. Located on a quiet street with limited traffic, you'll appreciate the peaceful setting while still having easy access to Stoney Trail. Plus, a short walk takes you to a nearby playground. Don't miss this incredible opportunity to own a piece of McKenzie Lake with all its wonderful amenities!