

96 Mckinley Way SE
Calgary, Alberta

MLS # A2211011



\$535,000

Division:	McKenzie Lake		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,146 sq.ft.	Age:	1986 (39 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: n/a

OPEN HOUSE Saturday & Sunday (April 26th/27th) from 12 pm to 2 pm. This well-maintained 4-bedroom, 2-bathroom, 3-level split home offers a spacious layout and an unbeatable location just steps from schools, the lake, and Golf Course. The main floor welcomes with a living room featuring vaulted ceilings, while the elevated dining area overlooks the space below. The kitchen has solid oak cabinetry, ample prep space. Upstairs you'll find a generous primary bedroom with a walk-in closet, a second bedroom, and a full bathroom. The lower level features a family room with a gas fireplace, large windows, two additional bedrooms, another full bath, and laundry/storage. The fully landscaped and fenced backyard features a patio and garden beds, plus a detached double garage with storage. Recent upgrades included: water softener (2018); refinished hardwood upstairs (2020); new windows – in kitchen, dining, primary bedroom, bathroom; windows for living room and front bedroom are ordered and expected June 2025; patio door (2022), gas fireplace (2022); reverse osmosis water system (2022); dryer (2024), fridge (2024); hot water tank (2025). Located in the heart of McKenzie Lake, this home offers more than just a great floor plan—it's part of one of Calgary's most desirable lake communities. Enjoy year-round access to the private lake and beach club, with swimming, skating, and paddleboarding just steps away. The neighborhood is perfect for families, with top-rated public and Catholic schools, beautiful parks and pathways, and close proximity to Fish Creek Park and the Bow River trails. Whether you're commuting or exploring, you'll love the easy access to Deerfoot and Stoney Trail, convenient transit options, and being minutes from shopping, restaurants, and essential amenities. This home is move-in ready with

thoughtful upgrades already done. Call your favourite agent to book a showing!