

# \$719,000 - 92 Mckerrell Close Se, Calgary

MLS® #A2211348

**\$719,000**

4 Bedroom, 4.00 Bathroom, 1,667 sqft

Residential on 0.12 Acres

McKenzie Lake, Calgary, Alberta

\*\*\*Open House (Sat May 3rd) and (Sun May 4th) 12 pm - 2 pm \*\*\*Welcome to this charming two-story split, 4-bedroom, 3.5-bath home perfectly situated on one of the largest lots on the McKerrell block, in the desirable community of McKenzie Lake. Step inside to discover a bright living room with vaulted ceilings, a kitchen perfect for preparing family feasts, and an open-concept family room. Upstairs, the master bedroom features elegant French doors, a walk-in closet, and a generously sized 4-piece ensuite. Enjoy the natural light through the south-facing windows, creating a warm and welcoming atmosphere - a perfect canvas for a green thumb to craft a lush indoor oasis. The south-facing backyard is another highlight of this property, backing onto a green space that provides both privacy and the feeling of being far removed from the hustle and bustle of city life. With only two neighbours, the backyard is an ideal space for hosting unforgettable gatherings, tending to your garden, or simply enjoying peaceful moments with a morning cup of coffee. Located near the lake entry, this home invites you to fully embrace the outdoor lifestyle, with endless opportunities for water activities and lakeside enjoyment. Plus, with McKenzie Lake bordering Fish Creek Park, You'll have access to the scenic trails perfect for cycling, running, or leisurely walks, immersing yourself in Nature's beauty. Turn this house into a home and experience the perfect balance of comfort, style, and outdoor adventure. Schedule your



viewing today and start your next chapter in this remarkable property! (ROOF 2019)(Furnace 2018)(Hot Water Tank 2017)(Overhead door springs and maintenance 2025)

Built in 1987

### Essential Information

MLS® #	A2211348
Price	\$719,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,667
Acres	0.12
Year Built	1987
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Active

### Community Information

Address	92 Mckerrell Close Se
Subdivision	McKenzie Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 1M2

### Amenities

Amenities	Beach Access, Clubhouse, Park, Playground, Racquet Courts
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, On Street
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Central Vacuum, French Door, High Ceilings, Recreation
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	Facilities, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Microwave Hood Fan, Range, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Close to Clubhouse, Greenbelt, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 12th, 2025
Days on Market	27
Zoning	R-CG
HOA Fees	375
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Greater Property Group
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