

# \$650,000 - 92 Mckerrell Close Se, Calgary

MLS® #A2227660

**\$650,000**

4 Bedroom, 4.00 Bathroom, 1,647 sqft

Residential on 0.12 Acres

McKenzie Lake, Calgary, Alberta

It's a gorgeous summer day, perfect for a day at the lake. You pack a cooler, some beach towels and you spend the day at the lake with the kids making memories. This is not just a home, this is a lifestyle. The tree lined street of Mckerrell Close evokes the kind of sensation that brings to mind a happy childhood. With very little traffic, the kids will play safely on their bikes as they explore their surroundings. Situated on one of the largest lots to be found in this community and backing onto green space, you'll love that there's room for a trampoline out back and plenty of privacy. Inside, this original-owner home has been lovingly maintained throughout the years. Large windows, hardwood floors and an open layout create an inviting space. With three bedrooms above, including a large primary bedroom with a 4 piece ensuite, this is an ideal floor plan for a growing family. The main level has a vaulted front sitting room, a dining area, a spacious kitchen with a picture window and a cozy sunken living room with a wood burning fireplace. A 2 piece bath and laundry complete this level. The basement is partially developed with a 4th bedroom, a rec room, a 4 pc bathroom and a hobby room. Roof was redone with a skylight protector in 2019. Furnace was replaced in 2018 and was inspected last month. 50 gallon hot water tank was replaced in 2017. Brand new garage door springs this year and a new garage opener in 2021. The SOUTH backyard has a beautiful full-width deck with privacy screens and plenty of green



space for the kids to play. This is a wonderful home with lake access.

Built in 1987

Essential Information

|                |                |
|----------------|----------------|
| MLS® #         | A2227660       |
| Price          | \$650,000      |
| Bedrooms       | 4              |
| Bathrooms      | 4.00           |
| Full Baths     | 3              |
| Half Baths     | 1              |
| Square Footage | 1,647          |
| 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, Party Room, Racquet Courts, Recreation Facilities |
| Parking Spaces | 4                                                               |
| Parking        | Double Garage Attached                                          |
| # of Garages   | 2                                                               |

Interior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Central Vacuum, French Door, Jetted Tub, Vaulted Ceiling(s), Walk-In Closet(s)    |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer, Window Coverings |

|                 |                           |
|-----------------|---------------------------|
| Heating         | Forced Air                |
| Cooling         | None                      |
| Fireplace       | Yes                       |
| # of Fireplaces | 1                         |
| Fireplaces      | Living Room, Wood Burning |
| Has Basement    | Yes                       |
| Basement        | Finished, Full            |

## Exterior

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Exterior Features | Private Yard, Storage                                                  |
| Lot Description   | Back Yard, City Lot, Front Yard, No Neighbours Behind, Rectangular Lot |
| Roof              | Asphalt Shingle                                                        |
| Construction      | Vinyl Siding                                                           |
| Foundation        | Poured Concrete                                                        |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 5th, 2025 |
| Days on Market | 11             |
| Zoning         | R-CG           |
| HOA Fees       | 375            |
| HOA Fees Freq. | ANN            |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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