



127 Mckerrell Way SE  
Calgary, Alberta

MLS # A2307477



**\$675,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | McKenzie Lake   |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | 2 Storey Split  |               |                   |
| <b>Size:</b>     | 1,818 sq.ft.  | <b>Age:</b>   | 1988 (38 yrs old) |
| <b>Beds:</b>     | 3   | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | 220 Volt Wiring, Double Garage Attached, Driveway, Heated Garage, Insulated |               |                   |
| <b>Lot Size:</b> | 0.12 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Lane, Corner Lot, Few Trees, Front Yard, Landscaped, Lawn, Rectangular |               |                   |

|                    |   |                   |      |
|--------------------|---|-------------------|------|
| <b>Heating:</b>    | Forced Air  | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate  | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full  | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Brick, Stucco, Wood Frame   | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Laminate Counters, Vinyl Windows |                   |      |

**Inclusions:** TV in garage, fish tank in living room.

Welcome to this beautifully renovated, move-in-ready home offering coveted lake access, a bright open-concept feel, and a backyard designed for relaxing and entertaining. The front entry opens to an expansive living and dining area that can easily function as one large great room. Vaulted ceilings and laminate flooring add to the airy, modern vibe and create a welcoming main living space. The kitchen has been extensively updated in recent years and showcases a wraparound layout with a full wall of cabinetry, stainless steel appliances, generous counter space, and a sunny dinette with a great view of the backyard. Just off the kitchen, the comfortable family room features a wood-burning fireplace—perfect for cozy evenings. Also on the main level you’ll find the convenience of main-floor laundry, a 2-piece bathroom, and direct access to the attached garage which is fully finished and great for a home work shop. Upstairs, the spacious primary suite is highlighted by a new 5-piece ensuite. Two additional bedrooms with large windows and closets share a full 4-piece main bathroom, offering an ideal layout for families or guests. The lower level is largely unfinished but already framed and wired, providing an excellent head start to create the spaces you want. Two rooms are finished, including one previously used for dog grooming. Outside, the large corner lot offers plenty of parking and a generous backyard with lots of green space. Enjoy a newer deck, plus additional parking and storage—making this home as functional as it is enjoyable. Substantial recent upgrades include: 2026 HOTWATER TANKS, 2025 NEW ENSUITE, 2024 POLY B COMPLETE REMOVAL, 2022 ROOF, FURNACE & AC, 2021 DECK, 2016 ALL WINDOWS AND DOORS, SOFFIT & FACIA, ALL NEW KITCHEN, 2014 ALL NEW FENCE.