



**40 McKerrell Close SE
Calgary, Alberta**

MLS # A2322790



\$589,900

Division:	McKenzie Lake		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,014 sq.ft.	Age:	1983 (43 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Separate Entrance, Soaking Tub		

Inclusions: Basement: Electric Range and Refrigerator

Welcome to 40 MCKERREL CLOSE SE, nestled in the beloved lake community of McKenzie Lake — where summer days mean paddleboarding, swimming, and picnicking at the water's edge, and winter evenings mean skating under the stars with the whole family. With exclusive PRIVATE LAKE ACCESS included, this is more than just a home — it's a lifestyle that most Calgarians only dream about. This well-maintained BI-LEVEL offers 1,014 sq ft ABOVE GRADE with 3 BEDROOMS and a 4-PIECE BATH on the main floor. Step inside to a generous LIVING ROOM flooded with natural light through LARGE WINDOWS, where LUXURY VINYL PLANK FLOORING (2021) creates a warm, cohesive feel throughout. The UPDATED KITCHEN features crisp white cabinetry, butcher block countertops, and a sunny window that fills the space with natural light. The adjacent dining area flows seamlessly to PATIO DOORS leading out to your UPPER DECK — the perfect spot for morning coffee or an evening glass of wine while overlooking your private backyard. The upper level also features a spacious PRIMARY BEDROOM, two additional bedrooms, and a beautifully UPDATED 4-PIECE BATHROOM with granite countertops, a wood vanity, and modern fixtures. MAIN FLOOR LAUNDRY rounds out the upper level for added convenience. Downstairs, the fully developed ILLEGAL SUITE adds 813 sq ft of self-contained living space with its own PRIVATE ENTRANCE. The RENOVATED KITCHEN features modern grey SHAKER CABINETS and full appliances, flowing into a spacious REC ROOM with RECESSED LIGHTING and dark LUXURY VINYL PLANK FLOORING. A private BEDROOM, 3-PIECE BATHROOM, and IN-SUITE LAUNDRY complete the space — making this an excellent INVESTMENT or comfortable

multi-generational living option. Outside, the LARGE PIE-SHAPED LOT with NW-FACING BACKYARD catches the afternoon and evening sun — ideal for entertaining, kids, and pets. Spend summer weekends at the LAKE swimming, kayaking, and enjoying SANDY BEACHES, then come home to your RAISED GARDEN BEDS and mature trees. The OVERSIZED DETACHED DOUBLE GARAGE at an impressive 32.5 x 19.4 ft offers room for two vehicles plus a dedicated WORKSHOP space — perfect for hobbyists, mechanics, or storing all of Calgary's favourite recreational gear year-round. Major updates provide real peace of mind: NEW ROOF (2021), LUXURY VINYL PLANK FLOORING throughout (2021), and a fully completed INTERIOR WEEPING TILE and SUMP SYSTEM upgrade (2025) by Abalon Foundation Repairs. McKenzie Lake is one of Calgary's most sought-after SE communities, offering exclusive LAKE ACCESS, scenic PATHWAYS, PARKS, top-rated SCHOOLS, and convenient access to DEERFOOT TRAIL and STONEY TRAIL. Residents enjoy a vibrant COMMUNITY CENTRE with year-round programming, sports courts, and social events. The community is also steps from FISH CREEK PROVINCIAL PARK — one of Calgary's largest urban green spaces — offering endless hiking, cycling, and nature trails right at your doorstep. Experience everything this community has to offer — book your PRIVATE TOUR TODAY!!