



GRASSROOTS
REALTY GROUP

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20 McKinley Road SE
Calgary, Alberta

MLS # A2327712



\$579,900

Division:	McKenzie Lake		
Type:	Residential/House		
Style:	Bi-Level		
Size:	945 sq.ft.	Age:	1981 (45 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Parking Pad, RV Access/Parking		
Lot Size:	0.10 Acre		
Lot Feat:	Front Yard, Level, Private		

Heating:	Central, Fireplace(s)	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: none

Located in the sought-after lake community of McKenzie Lake, this well-maintained home offers a functional family layout, a LEGAL BASEMENT SUITE with a private entrance, and exclusive year-round lake access. The main floor features a bright, practical layout, 3 bedrooms and convenient laundry. The legal basement suite is well suited for rental income, multi-generational living, or added flexibility, and includes its own living room, bedroom, private laundry with a new washer and dryer (2025), and updated flooring in the living room and bedroom (2024). The OVERSIZED double garage offers room for 2 vehicles and more! Recent updates include house and garage shingles (2021) and a new main floor washer and dryer (2025). Enjoy all that McKenzie Lake has to offer, including private lake access with swimming, fishing, skating, parks, playgrounds, tennis courts, and walking pathways. Conveniently located close to schools, shopping, golf, and major roadways, this home offers an excellent combination of lifestyle, functionality, and investment potential.