



GRASSROOTS
REALTY GROUP

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116 McKerrell Close SE
Calgary, Alberta

MLS # A2339598



\$659,000

Division:	McKenzie Lake		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,018 sq.ft.	Age:	1983 (43 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Garage Faces Rear, Oversized, Parking Pad, RV A		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Landscaped, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Separate Entrance		

Inclusions: Garage mirrors & fixed shelving, basement appliances: dishwasher, electric stove, microwave, refrigerator, window covering (bedroom window), washer & dryer

HOME FOR SALE - LAKE ACCESS Located in the community of McKenzie Lake, this beautifully updated detached bungalow is fully developed on both levels and sits just minutes from the lake, schools, parks, and transit. The bright main floor features a sunlit living room with hardwood flooring, a gas fireplace, and a southwest-facing bay window. It flows into a spacious eat-in kitchen complete with white cabinetry, stainless steel appliances, and a breakfast nook with sliding doors to the deck. Three bedrooms with newer carpet, a 4-piece bathroom, and separate laundry complete this main level, which boasts refinished ceilings, carpet and fresh paint from January 2024. A separate entrance leads to the basement, showcasing a complete December 2025 remodel with luxury vinyl plank, plush carpet and fresh paint. Here, the living room opens to a brand-new kitchen with a dedicated dining area, alongside a fourth bedroom, a den with a window, a 4-piece bathroom, a separate laundry room, and storage. Outside, the fully fenced, pie-shaped backyard features mature trees, a large deck, a gated RV parking pad, and a double-wide paved alley leading to a large 24' x 26' detached garage that is fully insulated, drywalled, and roughed-in for an electric vehicle charger. Packing maximum value, the home is equipped with newer windows, doors, and vinyl siding with foam wrap, all-new lighting, a high-efficiency furnace, central air conditioning, a 50-gallon hot water tank, upgraded R12 blown-in attic insulation, and fiberglass roof shingles protected by an ice and water shield.