



# 109 Mckerrell Way Calgary Alberta

\$599,900

This is your chance to own incredible value in Calgary's most sought-after lake community, McKenzie Lake! This home is ideally situated just a 5-minute walk from the lake, community center, schools, public transit, parks, tennis courts, and the skating rink. Enjoy a 20-minute stroll to the scenic Bow River. This 4-bedroom, 2-bath bungalow is perfect for first-time buyers or investors looking for potential in this fantastic community. Recent Updates: This property has been extensively improved, making it move-in ready with room for further equity growth: On the main floor, the kitchen has been upgraded with brand new cabinets (August 2024), an over-the-range microwave (September 2024), a stainless steel refrigerator, a new faucet, and granite countertops with a stylish backsplash. The flooring has been updated with new SPC vinyl floors, and new baseboards have been installed. The living room now features a modern ceiling light with remote control, and the entire main floor has been freshly painted. Additional updates include new triple-pane windows and a patio door from Canadian Choice (\$10.5K), new interior doors (Lincoln Park), and a new Pax wardrobe in the master bedroom. The main floor bathroom has been completely renovated with a new standing shower, shower tiles, a new vanity, a toilet seat, a medicine cabinet with a mirror, and a new faucet with a backsplash. The basement, with its own separate entrance, has also seen significant improvements, including updated shower wall and floor tiling in the bathroom, new medicine cabinets, and a half kitchen with a new countertop. A new washer/dryer have been installed, along with a new water heater. Outside, the property features a new fence with two chain-link gates, a shed with a work station, a charming treehouse, and newly installed patio stones with an entryway railing. This beautifully updated home is just waiting for...

4pc Bathroom 4.92 Ft x 15.50 Ft  
 Bedroom 8.50 Ft x 16.00 Ft  
 Recreational, Games room 12.75 Ft x 20.17 Ft  
 Other 9.17 Ft x 22.58 Ft  
 Furnace 4.92 Ft x 15.50 Ft  
 3pc Bathroom 5.08 Ft x 8.50 Ft

Bedroom 10.58 Ft x 7.58 Ft  
 Bedroom 8.42 Ft x 9.67 Ft  
 Dining room 10.83 Ft x 10.75 Ft  
 Kitchen 8.42 Ft x 11.33 Ft  
 Living room 14.33 Ft x 14.67 Ft  
 Primary Bedroom 10.58 Ft x 12.75 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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See

**Mirror**

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