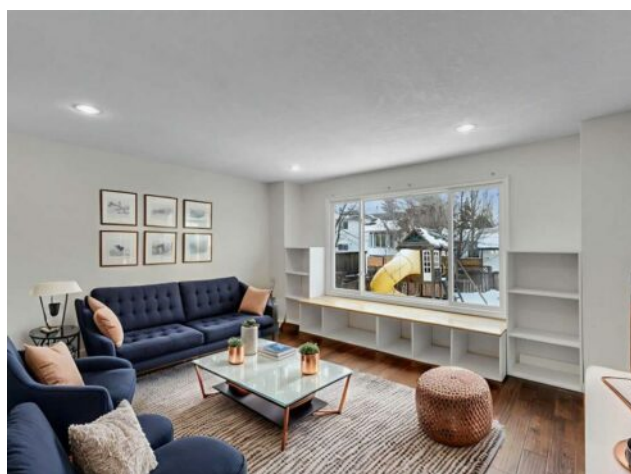


4 Mckernan Place SE Calgary, Alberta

MLS # A2244474

\$440,000



Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl Plank, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Tankless Hot Water		

Inclusions: Built ins in the kitchen, living room, little dry bar in basement along with the play structure in the backyard.

Welcome to this charming starter home in the desirable lake community of McKenzie Lake, offering year-round lake access! Tucked away on a quiet cul-de-sac, this home is close to schools, green spaces, the lake entrance, and the McKenzie Lake Community Centre with its outdoor hockey rink, making it an ideal spot for families. Conveniently located near major roadways, it also offers easy access for commuting while still enjoying a peaceful neighbourhood setting. Featuring 4 bedrooms and a fully developed basement, the main floor offers a spacious living room, a cute dining area, a functional kitchen, and a convenient half bath, along with a side entrance to the large backyard. Upstairs you'll find a generously sized primary bedroom with his-and-hers closets, two additional bedrooms, a full bathroom, and a charming deck off one of the bedrooms—perfect for morning coffee or unwinding at the end of the day. The basement is fully finished with a cozy rec room complete with a built-in dry bar, plus a fourth bedroom and full bathroom. Recent upgrades include all doors and windows, new upstairs flooring, painted kitchen cabinets, updated kitchen appliances, and a high-efficiency furnace with an attached tankless hot water heater. Outside, enjoy a large backyard with a stone patio, gas line for a BBQ, and plenty of space to build a garage or parking pad. Embrace the full McKenzie Lake lifestyle—swimming in the summer and skating in the winter. The New Year is the perfect time to make your move into a new home!