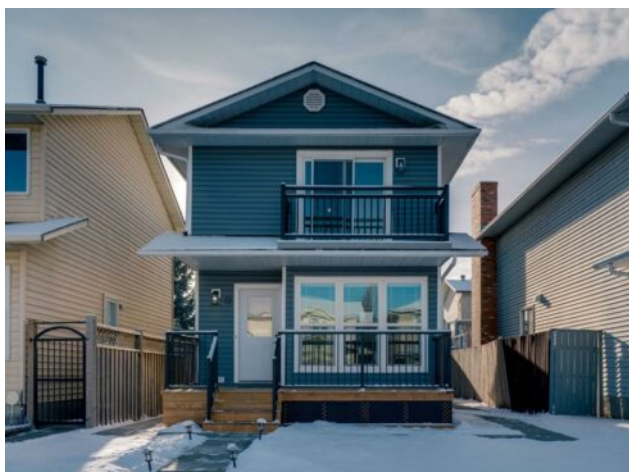


17 Mckernan Road SE  
Calgary, Alberta

MLS # A2282115



# \$599,000

<b>Division:</b>	McKenzie Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,339 sq.ft.	<b>Age:</b>	1982 (44 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, On Street, Single Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Skylight(s), Vinyl Windows		

**Inclusions:** N/A

Live the McKenzie Lake Lifestyle. From the moment you walk in, this bright, open, and beautifully renovated home puts a smile on your face. Sunlight floods the main floor, with clear sightlines from the front living room straight through to the back of the home—every square foot works hard here. No awkward spaces, no wasted corners—just easy, connected living. And being only two blocks from McKenzie Lake and steps to schools? That’s the dream. With over 1,900 sq ft of finished living space, this 3+1 bedroom + 3.5 baths has so much to offer in making daily life smooth for busy families. The main floor is made for gathering, with open living and dining areas, a refreshed kitchen that keeps everyone connected, and a cozy den with fireplace—perfect for reading, relaxing, or winding down at night. Renovations include new windows, flooring, fresh paint, an updated kitchen, new bathrooms, and a fully finished basement, creating a modern, move-in-ready space filled with light. Upstairs, you’ll find three bedrooms, including a sunny primary retreat with private balcony and 4pc ensuite, plus a full main bath. The finished basement is ideal for a teenager or student, offering a bedroom, living area, kitchenette, laundry, and 3pc bath—their own space, with comfort and privacy. Outside, enjoy the sun-filled southeast backyard and a brand-new single detached garage. With lake access, schools nearby, and a layout that truly lives well, this home invites you to slow down, spread out, and enjoy everything McKenzie Lake has to offer.