



ID# 10762

MLS®# A1115245

\$368,500



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McKenzie Lake 14 Mckernan Place SE Calgary

Single Family
2-Storey
Year Built: 1981



3 Bedrooms



3 Bathrooms



1,101
Square Feet

For additional information on this listing
please call the Seller at:

403-860-2715

Property Highlights

Great opportunity to own a wonderful 3 bedroom, 2.5 bathroom home on a family-friendly cul-de-sac in the heart of McKenzie Lake for well under \$400,000! Fantastic location & LAKE PRIVILEGES Short walk from two schools and all the amenities that lake-community living offers such as canoeing, kayaking, bbq area, tennis, fitness centre, hockey rink, & beautiful playgrounds/parks. Several other upgrades include air conditioning, high-efficiency furnace, BRAND NEW ROOF, & upgraded hot water tank. The SE-FACING backyard has a tiered flower garden and an expansive concrete patio with a gazebo. The main floor features an updated kitchen with newer cabinetry, stainless appliances, & a good sized dining area. Generous living room and a private half bath. Upstairs, the spacious master bedroom offers ample closet space with his & hers do...

[A FULL DESCRIPTION OF THIS PROPERTY, CAN BE VIEWED ONLINE AT RHINOREALTY.COM/?ID=10762](https://rhinorealty.com/?ID=10762)



This Owner Participation client has chosen to deal directly with buyers, or buyer's agents, for all offers and negotiations. If you have viewed this property through the Seller, and now wish to submit an offer, please contact (or have your agent contact) the Seller directly at 403-860-2715.

All information is believed to be accurate, but is not guaranteed.
Property information should be verified by the buyer and/or buyer's agent.



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PROPERTY DETAILS

\$368,500

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14 Mckernan Place SE
Calgary, AB T2Z 1S9

GENERAL DETAILS

Community: McKenzie Lake
Property Type: Single Family
Style: 2-Storey, detached
Year Built: 1981
of Finished Levels: 3
Sq Ft Above Grade: 1101
Total Dev'pd Sq Ft: 1101
Front Windows Face: Northwest
Back Yard Faces: Southeast

INTERIOR

Bedrooms: 3 total; 3 above grade
Bathrooms: one 2-piece; one 3-piece; one 4-piece

Rooms	Level	Size Feet	Size Metres
Living Room	Main Floor	14.9x13.6	4.55x4.15
Dining Room	Main Floor	8.0x5.9	2.45x1.8
Kitchen	Main Floor	10.2x7.9	3.1x2.4
Rec Room	Basement	13.8x7.2	4.2x2.2
Master Bedroom	Upper Floor(s)	14.9x10.8	4.55x3.3
Bedroom	Upper Floor(s)	10.2x7.7	3.1x2.35
Bedroom	Upper Floor(s)	11.5x9.2	3.5x2.8

Basement: full, fully finished
Flooring: linoleum, carpet, other
Heating: 1 Forced Air Furnace
Heat Fuel: Natural Gas
of Hot Water Tanks: 1
Included Items: refrigerator, electric stove, microwave/hoodfan, washer, dryer, dishwasher
Interior Features: air conditioning, stainless steel appliances, newer roof (under 5 years old), newer furnace (under 5 years old), high efficiency furnace, no smoking

EXTERIOR

Exterior Finish: vinyl siding
Foundation: Concrete
Roof: Asphalt
Location Attributes: fenced, fully landscaped, public transportation nearby, shopping nearby, schools nearby, playground nearby
Yard and Exterior Features: patio, landscaped, fully fenced, gazebo, private yard
Acreage Features: municipal water

LEGAL, TAXES & FEES

Lot Dimensions	Feet	Metres
Lot Width at Front	26.0	7.94
Lot Width at Rear:	26.0	7.94
Lot Depth (Average):	100.0	30.49
Lot Area:	2604.9	242

Lot Shape: Rectangular
Property Taxes: \$2287.00, Annual



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