



GRASSROOTS
REALTY GROUP

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**3843 Point McKay Road NW
Calgary, Alberta**

MLS # A2226189



\$759,000

Division:	Point McKay		
Type:	Residential/Five Plus		
Style:	4 Level Split		
Size:	1,389 sq.ft.	Age:	1977 (48 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Few T		

Heating:	Forced Air
Floors:	Carpet, Hardwood, Tile
Roof:	Asphalt Shingle
Basement:	Full, Unfinished
Exterior:	Brick, Wood Siding
Foundation:	Poured Concrete
Features:	Granite Counters, Separate Entrance, Storage

Water:	-
Sewer:	-
Condo Fee:	\$ 643
LLD:	-
Zoning:	DC (pre 1P2007)
Utilities:	-

Inclusions: N/A

Nestled in an unparalleled setting backing onto the Bow River and expansive parkland, this remarkable townhome offers an extraordinary lifestyle defined by nature, tranquility, and refined comfort. The expansive pie-shaped lot is the only one of its nature in the whole complex with sweeping views of the river and the surrounding green space, every corner of this home is designed to maximize its breathtaking location while offering sophisticated, functional living. Stepping inside, the kitchen is thoughtfully appointed with stainless steel appliances, granite countertops, and ceiling-height cabinetry. Large windows frame peaceful views of the backyard and the shimmering waters beyond, while the adjacent eating nook opens directly to the back patio—perfect for morning coffee or evening meals. The Bow River’s walking and cycling paths are just steps away, inviting you to immerse yourself in nature year-round. The living room is warm and welcoming, featuring a tile-surround fireplace with a classic mantle, providing the perfect backdrop for cozy evenings in. Seamlessly connected to the dining area and kitchen. Upstairs, the second level offers a serene family room, a flexible retreat ideal for a home office, reading nook, or additional living space. The highlight of the upper level is the spacious primary suite, a true haven that includes a private balcony with panoramic river views, a generous double closet, and a 4-piece ensuite featuring a dual vanity and thoughtful finishes. A second bedroom and an additional full bathroom provide comfort and privacy for family or guests. Convenience is key with a main floor 2 piece powder room and laundry room. The unfinished basement presents potential for customization—whether for future development, a home gym, or extra storage. This home is a one of a kind, true sanctuary where

you can enjoy the serenity of the Bow River and surrounding parkland from your own backyard. Rarely does a townhome combine such exceptional natural beauty with thoughtful, comfortable interiors. Pride of ownership is seen throughout!