



GRASSROOTS
REALTY GROUP

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238 Inverness Park SE
Calgary, Alberta

MLS # A2231757



\$770,000

Division:	McKenzie Towne		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,605 sq.ft.	Age:	1999 (26 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Parking Pad, RV Access/Parking		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Low Maintenance Landscape, Treed		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Stone, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Chandelier, Granite Counters, High Ceilings		

Inclusions: N/A

First time on the market. Spacious 4-Bedroom Home This one owner family home in the neighbourhood of McKenzie Towne is now on the market. For the last 26 years, this was a family's HOME where memories were made and pride of homeownership took place. Upon entry, you will feel the coziness of this home in an instant! The grand 18-foot foyer creates an inviting entrance, complemented by 9-foot ceilings throughout the main level that enhance the open, airy feel. Upstairs features four spacious bedrooms, including a large primary suite with a luxurious 5-piece ensuite—perfect for relaxing retreats. Additionally, enjoy a versatile bonus area ideal for a home office, playroom, or media space. Copper sinks for all upstairs bathrooms, great for its sanitary benefits. The unfinished basement with 8-foot ceilings provides endless potential for customization to suit your needs. This home also boasts a 2-car garage with a dedicated workshop—great for hobbies or additional storage. Situated on a heavily treed street, enjoy privacy and tranquility in the peaceful neighbourhood of McKenzie Towne. Don't miss out on this fantastic opportunity to own a beautifully maintained home that is either move-in-ready or ready for that new renovation project. Roof done 2019, A/C 2020, Hot water tank 2024, Granite counter tops 2007.