



**GRASSROOTS**  
REALTY GROUP

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**42 Inverness Close SE**  
**Calgary, Alberta**

**MLS # A2234527**



**\$929,888**

<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,944 sq.ft.	<b>Age:</b>	1996 (29 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Additional Parking, Concrete Driveway, Double Garage Attached, Garage Door		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Cul-De-Sac, Few Trees, Fruit Trees/Shrub(s), Garden, Gazebo, G		

<b>Heating:</b>	High Efficiency, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Central Vacuum, Closet Organizers, Crown Molding, Granite Counters, Kitchen Island, Skylight(s), Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	Shelving in garage, propane fire pit table		

THIS PRISTINE HOME HAS IT ALL: friendly, quiet, mature, stunning Neighbourhood of Inverness, quiet cul de sac location in Mckenzie Towne. 1947 sq ft bungalow with another 1600 sq ft in the lower level, total of 6 bedrooms, 4 bathrooms, three living rooms, games area. Pie shaped lot with beautifully landscaped backyard (with garden, flower beds, gazebo). A true large family home with substantial upgrading over the last 10-12 years including: central air conditioning, complete kitchen incl granite countertops, stainless steel appliances, hi efficiency furnace, 2 hot water tanks (2024), roof, zebra blinds, solid main floor oak hardwood flooring, bathrooms incl jetted ensuite tub and separate shower, 36 inch wide doors (wheelchair accessible), all main floor windows, vinyl exterior fence, water softener, central vac, insulated attached 21 foot wide garage plus 4 vehicle and rv parking , , basement heat ducts and floor level, beautiful landscaped and spacious backyard with large deck