

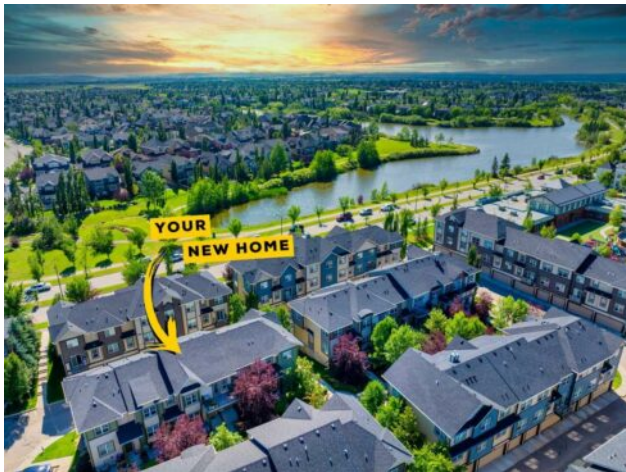


GRASSROOTS
REALTY GROUP

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309 Mckenzie Towne Square SE
Calgary, Alberta

MLS # A2245146



\$350,000

Division:	McKenzie Towne		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	829 sq.ft.	Age:	2013 (12 yrs old)
Beds:	2	Baths:	1
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 286
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Open Floorplan, See Remarks		

Inclusions:	NA
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Welcome to Mosaic Mirage — a quiet, beautifully maintained complex perfectly situated just steps from Inverness Pond and offering quick access to shopping, major roadways like Deerfoot Trail, and all the amenities of McKenzie Towne. This top-floor unit features 9-foot ceilings, a private single garage, two bright bedrooms, and a long list of tasteful upgrades. As you enter, you’re welcomed into an airy open-concept living space with rich laminate flooring and an abundance of natural light. The kitchen is thoughtfully designed with modern stone countertops, stainless steel appliances, a generous walk-in pantry, and a large central island with an extended eating bar — perfect for entertaining. Both bedrooms enjoy sunny southwest exposure, and the primary bedroom includes a walk-in closet offering ample storage. Step out onto your second-floor balcony to enjoy summer barbecues and peaceful evenings in this serene location. Additional highlights include front-loading laundry and a well-appointed bathroom with tiled floors and walls for a sleek, modern finish. This is the one you’ve been waiting for — book your showing today and experience the comfort and convenience of Mosaic Mirage living.