



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

75 McKenzie Towne Gate SE
Calgary, Alberta

MLS # A2252253



\$410,000

Division:	McKenzie Towne		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,393 sq.ft.	Age:	2003 (22 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane, Front Yard, Greenbelt, Landscaped, Level, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 380
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

Inclusions: Electric fireplace, Shelving in bathrooms and shelving in basement

OPEN HOUSE SATURDAY 30TH 3:00-5:00PM This freshly updated home in McKenzie Towne offers plenty of room for the whole family, with nearly 1400 sq ft, 3 spacious bedrooms and a comfortable den/home office space. Well suited for a first-time buyer, a family or a savvy investor. Upon entering, you will be immediately impressed by the soaring ceilings, NEW PAINT and NEW CARPET. The main floor features a functional, open concept layout, with a generous living room, dining space, well appointed kitchen and 2-pc washroom. There is also an inviting, sun-filled den, which would make a perfect home office or relaxation nook. Upstairs you will find a huge primary bedroom with walk-in closet, two more sizeable bedrooms and a 4-pc washroom. The basement offers access to laundry, storage and a SINGLE CAR GARAGE. Bask in the sunshine, in your fenced front yard. The complex is in the process of replacing all the fencing and you are facing a greenbelt, with no neighbours in front of you! This is a quiet and pet-friendly complex, with immaculately maintained landscaping and visitor parking. A truly unbeatable location, situated between McKenzie Towne Centre, parks and pathways. It is a quick walk to an endless array of shopping, lovely parks and recreational opportunities. Convenient connection to Deerfoot Trail and other major roadways. Residents of McKenzie Towne also have access to a splash park, toboggan hill, sports courts and community events. You will love living here! Check out the 3D tour and book a showing before it's too late!