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75 Mckenzie Towne Gate SE Calgary, Alberta

MLS # A2252253



\$394,999

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	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

PRICE ADJUSTMENT! 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!