



**GRASSROOTS**  
REALTY GROUP

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**124 Inverness Rise SE**  
**Calgary, Alberta**

**MLS # A2259608**



**\$624,900**

<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,544 sq.ft.	<b>Age:</b>	1997 (28 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Dog Run Fenced In, Front Yard, Landscaped, Level, F		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Cork, Hardwood, Vinyl	<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	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Granite Counters, No Smoking Home, Recessed Lighting, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound		

**Inclusions:** Irrigation System. Window Blinds. Central Vacuum sold "as is"

**\*STYLISH TURN-KEY HOME IN THE HEART OF MCKENZIE TOWNE!\*** Beautifully maintained and fully finished, this home is packed with upgrades! Featuring 4 bedrooms, 2 main floor living areas, soaring vaulted ceilings, custom California Closets, a dream laundry room, oversized double garage, and a landscaped backyard oasis. Inside, enjoy a sunlit open layout with Brazilian walnut hardwood floors, designer lighting, Hunter Douglas blinds, and a renovated Legacy Kitchen with granite counters, stainless steel appliances, and full-height cabinetry. The vaulted family room complete with fireplace, bright front living room, and elegant primary suite with spa-inspired ensuite and walk-in closet add to the appeal. The finished basement offers a 4th bedroom, rec room, gym space, and that amazing laundry. Outdoors, a pergola-covered deck, lush landscaping, sprinklers, and large yard create the perfect retreat and already wired and ready for a future hot tub. All in vibrant McKenzie Towne, with schools, parks, splash park, and skating rink just steps away. Enjoy High Street's shops, caf  s, and restaurants plus quick access to 130th Ave, Deerfoot, and Stoney for all the big-box shopping and easy commutes.