

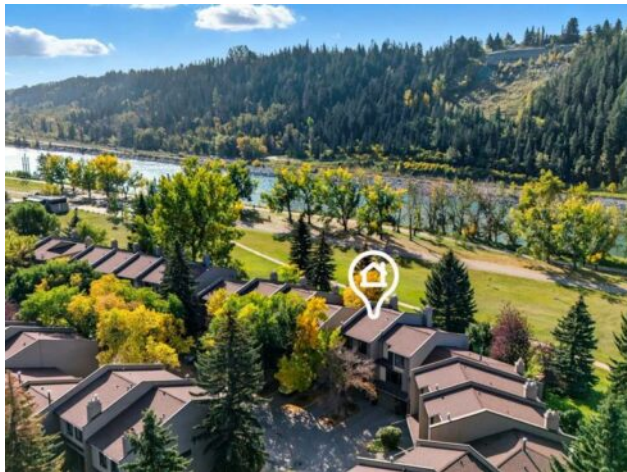


GRASSROOTS
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**3839 Point McKay Road NW
Calgary, Alberta**

MLS # A2264508



\$774,900

Division:	Point McKay		
Type:	Residential/Five Plus		
Style:	5 Level Split		
Size:	1,389 sq.ft.	Age:	1977 (48 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Driveway, Garage Door Opener, Guest, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Creek/River/Stream/Pond, Greenbelt, Landsc		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 607
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Brick, Stucco, Wood Frame, Wood Siding	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Storage, Vaulted Ceiling(s)		

Inclusions: Outdoor patio set (table & 6 chairs), attached shelves & hooks throughout home, shelving in garage and workbench, electric garage heater, shelving in utility room, cube storage shelving in basement, ensuite shower steamer (not working; as is-where is), ceiling fan (fan working, light not working; as is-where is)

Experience inner-city living in harmony with Calgary's natural beauty, right in your backyard with this rare, riverside residence in Point McKay I. The Bow River, walking and biking pathways, and greenspace are easily admired from the sweeping rear windows in this end unit townhome, from the recently enlarged composite deck, or by immersing yourself fully and stepping right into nature. This condo community is beautifully maintained throughout, featuring hanging flower baskets in the summer, mature trees, and a strong sense of pride of ownership, adding to the peaceful atmosphere. Thoughtfully renovated, it features hardwood flooring throughout, a functional kitchen with stainless steel appliances, and plenty of room for dining. The main level living room with vaulted ceilings offers two gorgeous focal points – out the large (newer) windows framing the expansive nature greenspace beside the Bow River, or more inward toward the sleek, modern gas fireplace. Moving up through the home, the upgraded glass panel railings underscore light and openness at every turn. On the second level, you'll find the accessible and well laid out dining room, updated kitchen with a generous island and ample cabinets, a large pantry that also houses the laundry room, plus a half bath. On the top level, there are two generously sized bedrooms and two full bathrooms. The primary bedroom (with ensuite bath) has all the twinkling Bow River views you could want. Another full bathroom and a huge second bedroom complete this level. The second bedroom could easily be divided to create a third bedroom while still offering ample space and closet storage. Because this townhome is an end unit, three large windows fill this bedroom with natural light. The lower two levels include a welcoming foyer, access to the single car garage (with an electric heater and workbench

area), a finished rec room for games, exercise or hobby, storage under the stairs, plus a utility room with additional space. A second car can be parked on the full-length driveway, but the complex also has quite a few guest parking areas. Another condo amenity - condo fee includes cable and internet. Not too far away (but not too close!), you'll find the well maintained Point McKay tennis courts just a little west. Have it all and live your extraordinary life in this contemporary gem, nestled in the tranquil backdrop of The Bow.