



GRASSROOTS
REALTY GROUP

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

88 Inverness Drive SE
Calgary, Alberta

MLS # A2266524



\$564,900

Division:	McKenzie Towne		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,600 sq.ft.	Age:	1999 (26 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Oversized, Pa		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Dog Run		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Stone Counters, Storage, Walk-In Closet(s)		

Inclusions: TV Wall Mounts, kitchen island

FULLY DEVELOPED HOME, NO NEIGHBORS BEHIND, CENTRAL AC, WITH OVERSIZED DREAM GARAGE IN DESIRABLE MCKENZIE TOWNE! Welcome to this exceptional home tucked away on a quiet street with no neighbors behind, backing onto a school greenspace — offering the perfect blend of comfort and functionality. Featuring 3 bedrooms and 4 bathrooms, this home provides plenty of space for the whole family. As you enter this sun-filled home, you’re greeted by rich hardwood flooring, a versatile den/living area, and a cozy family room accented by a fireplace — perfect for relaxing on cooler nights. The modern kitchen is designed for both style and practicality, showcasing white cabinetry, thick stone countertops, a movable island, and ample cabinet space. This flows into the dining area, ideal for entertaining and overlooking the backyard. Upstairs, you’ll find the primary bedroom complete with a walk-in closet and private ensuite, along with two additional spacious bedrooms and another full bathroom. The fully finished basement offers a large media/games room and plenty of extra storage. Step outside to enjoy the large, sun-filled southeast-facing backyard with a new deck, perfect for summer gatherings. Car enthusiasts and hobbyists will love the huge oversized dream garage, complete with loft storage, 220V wiring, and loads of space for projects or parking. Plus, stay cool and comfortable all summer with new central A/C. This is the perfect home for those seeking space, style, and community — with quick access to amenities, major roadways, and transit — all in the highly sought-after McKenzie Towne