

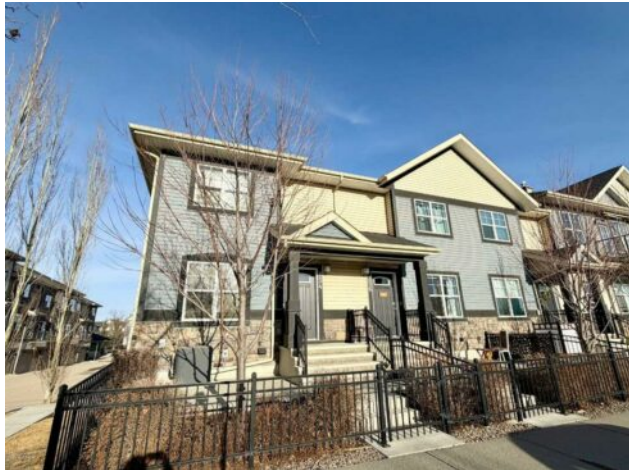


GRASSROOTS
REALTY GROUP

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254 Promenade Way SE
Calgary, Alberta

MLS # A2283905



\$449,900

Division:	McKenzie Towne		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,249 sq.ft.	Age:	2012 (14 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Corner Lot, Front Yard, Lake, Sloped		

Heating:	Central	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 341
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RE0410
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: n/a

Welcome to Mosaic Mirage Townhomes! This stunning end-unit townhome offers 3 bedrooms and 2.5 bathrooms, featuring hardwood flooring, quartz countertops, and stainless steel appliances throughout. Enjoy your own private front porch overlooking a charming pond, perfect for relaxing and soaking up the summer sunshine. As an end unit, this home is enhanced by additional windows, filling the space with abundant natural light and creating a bright, open, and airy atmosphere. There is also plenty of convenient street parking directly in front of the home, ideal for guests and everyday use. The double attached garage provides ample storage and the comfort of no more winter snow clearing. Ideally located in the highly sought-after McKenzie Towne, you're just steps from the vibrant amenities of High Street, including grocery stores, cafés, pubs, restaurants, and professional services. Enjoy scenic walks along the McKenzie Towne pond and pathway system, with Highway 201 just a 3-minute drive away for easy commuting. A short drive to 130th Avenue or Seton puts shopping, dining, and entertainment within convenient reach. This home offers the perfect blend of comfort, style, and location. Book your private showing today!