



GRASSROOTS
REALTY GROUP

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57 Inverness Drive SE
Calgary, Alberta

MLS # A2285981



\$589,000

Division:	McKenzie Towne		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,460 sq.ft.	Age:	1998 (28 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, RV Access/Parking		
Lot Size:	0.10 Acre		
Lot Feat:	Landscaped, Level, Rectangular Lot		

Heating:	Central, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Barbecue, Livingroom TV		

The look is over… check out this MOVE-IN READY family home in this quiet and established neighborhood. This property is very well-maintained, functional, and has a great layout. PLUS it is walking distance from a school, green spaces, local shopping center, and all that desired McKenzie Towne has to offer. This home is BRIGHT, FUNCTIONAL, and INVITING throughout, with separate areas for all ages. There are custom features to discover. Right from the big foyer to the front kitchen and dining room with warm natural light, you will know this is the home for you. The main floor highlights are a great-sized living room with fireplace feature, kitchen with ample cabinets pantry and induction stove, central dining room, and a mudroom for access to a set aside half bathroom with a utility sink, and the back yard getaway. The restful upper floor has 3 big bedrooms and spacious main bathroom, and functional laundry space. The primary is complete with a walk-in closet and ensuite. On to the basement… there is a recreation room big enough to accommodate multiple activities, the 4th bedroom with another walk-in closet, a helpful storage/flex space, and the utility room with more storage and shelving. This backyard is suited for all needs. Starting with the deck across the back of the house with gas hookup, flowing to the patio with a centerpiece fire pit, then other outdoor spaces including: fruit trees, gardening space, large storage shed, and space to park a car or trailer next to the garage. The OVERSIZED GARAGE is fully finished and has easy alley access. It features a workbench, LED lighting, and an electrical sub-panel. This is a low-traffic street close to community amenities like the splash park and gym, the future C-Train route, major shopping, and main roads with quick access to downtown and around the City. Come see this practical home and peaceful

location and take advantage of the value in the lifestyle it offers.