



**76 Inverness Drive SE
Calgary, Alberta**

MLS # A2288600



\$599,900

Division:	McKenzie Towne		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,646 sq.ft.	Age:	1999 (27 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Heated Garage		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Landscap		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, French Door, Granite Counters, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

Inclusions: DEEP FREEZE IN BASEMENT, ALARM SYSTEM EQUIPMENT, GARAGE HEATER, STORAGE SHED IN YARD, TV WALL MOUNTS (X3), LARGE FLOWERS IN MASTER BEDROOM AND ON BACK FENCE.

Backing onto peaceful green space and tucked away on a quiet street, this beautifully updated and meticulously maintained home offers the lifestyle so many buyers are searching for in the heart of McKenzie Towne. From the moment you arrive, the curb appeal and charm are undeniable. Step inside and you’re welcomed by a warm, inviting main floor featuring brand-new luxury vinyl plank flooring (2026) and an open-concept layout designed for both everyday living and entertaining. The cozy living room is anchored by a stunning fireplace with mantel, while large windows fill the home with natural light and frame tranquil backyard views. The kitchen is truly the heart of the home. An oversized granite island with an abundance of cabinetry and storage becomes the natural gathering place for family and friends. Thoughtfully designed with a corner pantry, induction range, stainless steel appliances, and a Marvel wine fridge, this space blends function and style effortlessly. The sunny dining area overlooks the beautifully landscaped yard, making indoor-outdoor living seamless. A main-floor den with beautiful French doors offers the ideal work-from-home setup or quiet retreat, while the thoughtfully designed laundry area features washer and dryer with built-in storage drawers for everyday convenience. Upstairs, you’ll find brand-new carpet throughout (Feb 2026), three generous bedrooms, and a well-appointed main bathroom with updated luxury vinyl plank flooring. The relaxing primary suite is a true escape, complete with a four-piece ensuite featuring a corner soaker jet tub, separate shower, thoughtfully designed storage, and barn door. The fully finished basement expands your living space with a spacious family room with second fireplace, a flex room perfect for a gym, playroom, or guest space, and hard to come by massive built-in storage space that

keeps everything organized and tidy. Step outside and you'll fall in love. The private backyard showcases beautiful landscaping, cobblestone walkways, a covered pergola, gas line for BBQ, hot tub hook-up, storage shed, and mature trees including lilac and apple. In the summer, the yard feels like your own peaceful retreat, backing onto green space with no rear neighbours. The oversized double detached garage is fully equipped with built-in shelving, cabinetry, and an infrared gas heater — ideal for Calgary winters and all your hobbies. Additional upgrades include central air conditioning, water softener, central vacuum, and roof replaced in 2016 with transferable lifetime warranty. This is more than just a home — it's a lifestyle. Move-in ready, thoughtfully upgraded, and perfectly located, this is the kind of property that rarely becomes available. Book your showing today.