



**1026 Mckenzie Towne Villas SE  
Calgary, Alberta**

**MLS # A2296770**



**\$484,900**

<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,456 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Cork	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 341
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** N/A

A show home&ndash;worthy townhome, this rare, top-floor bungalow hosts over 1,400 square feet of elevated living, complimented by an impressive 180 square-foot balcony designed for effortless entertaining. With three bedrooms, two bathrooms, and an exceptional sense of scale, this home is suited for those looking to right-size, families, or a lock-and-leave retreat. The gorgeous front walkway leads to your fenced, front yard oasis. From the moment you walk in, you will be astonished by the intricate details and opulent selections in this home. Ascend upstairs, to an extraordinary great room, with striking ceilings and a beautiful gas fireplace as the centrepiece. The inspiring family room seamlessly transitions into the formal dining, an unforgettable space to gather. The entire villa has integrated speakers ensuring you can cheer on the flames from every room. This end unit is framed with windows on three sides of the residence, offering a plethora of natural light, under sophisticated Hunter Douglas Blinds, and rest assured, this property features air-conditioning too. The true showpiece of this villa is the expansive outdoor terrace encompassing nearly the entire width of the unit, with a natural gas line, yes, townhome living can be this outstanding. The culinary retreat is exceptional with a notable island as the showpiece! The kitchen is curated with extended cabinetry, designer tile and a state-of-the-art appliance suite featuring a gas range and a four-zone refrigerator with customizable cooling! The bedrooms showcase new carpets and are located at the back of the residence &ndash; ideal for privacy. The spacious primary has a lavish three-piece ensuite with granite details and features a boutique worthy walk-in closet! The two additional bedrooms are generous in size with large closets too, and they are just steps to the shared four-piece bath and spacious laundry room, creating comfort for guests

and family members. Descend to the lower level where you have flex space or storage area that could be converted into a gym, office, or family room &ndash; separate from the main living areas! From here you can access your double car garage &ndash; with space for a truck! This townhome is situated on top of the garage &ndash; ensuring your vehicles will be warm in the winter months, with additional visitor parking for guests. This pristine villa exudes elegance and has been newly painted in a colour palette that transcends time and trends, always in style, a true classic! This is the crown jewel of one level living, with its unique ability to offer a low maintenance lifestyle while ensuring you do not have to compromise on space when rightsizing, in-fact, the entertaining areas in this home are larger than what you would find in many single-family homes. Located in the desirable Mckenzie Towne, with a plethora of nearby amenities, restaurants and boutiques and close to schools, walking paths, parks, and community rink. This residence is waiting for a connoisseur of fine living to call it home!