



**20 Inverness Grove SE
Calgary, Alberta**

MLS # A2296923



\$485,000

Division:	McKenzie Towne		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,216 sq.ft.	Age:	1998 (28 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Lawn, Level, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: All Window Coverings

Welcome To McKenzie Towne. A master planned, neo-traditionally styled community in South East Calgary. This gorgeous home truly has it all. Located on a quite cul-de-sac and starting with great curb appeal, your new home has very inviting vibes before you even step inside. Your front porch gives you a great spot for morning coffee overlooking your front lawn and mature trees. As you enter the home, you are greeted by a completely open floor plan starting with your living room, leading through the dining area and right into your kitchen with stainless steel appliances and sit up bar area, making your main floor the perfect area for entertaining or for quiet nights at home with the family. A half bathroom finishes off the main level before heading upstairs. The primary bedroom is large enough for all of your bedroom furniture and includes a walk-in closet. The second and third bedrooms are also a great size and are just across from you 4 piece bathroom. The basement is finished with an great size entertainment area, a den a ample storage space. Your south facing backyard is stunning and give you a back deck for seating and grilling, a large yard for the kids to run around in and additional parking off of the alleyway. McKenzie Town has great schools within walking distance of your front door, parks, pathways, ponds, and all of the modern amenities you would need. Do not miss out on this opportunity to own an amazing home in one of Calgary's most desired communities.