



**64 Inverness Lane SE
Calgary, Alberta**

MLS # A2297878



\$1,198,000

Division:	McKenzie Towne		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,413 sq.ft.	Age:	1995 (31 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Heated Garage, Insulated, Triple Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Fruit Trees/Shrub(s), Landscaped, Low M		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Sauna, Separate Entrance, Storage, Tankless Hot Water, Walk-In Closet(s)

Inclusions: Basement Suite: refrigerator, electric stove, dishwasher, microwave, bar fridge, all window coverings. Carriage Suite: refrigerator, gas range, dishwasher, microwave, all window coverings, TV mount, washer/ dryer. 2 garage heaters, 3 storage sheds, Hot tub, Sauna, AC, garage opener and remotes

A CLASSIC, REIMAGINED ESTATE with unmatched flexibility in the heart of Inverness featuring a TRIPLE CAR GARAGE w/ LEGAL CARRIAGE SUITE, illegal BASEMENT SUITE W/ SEPARATE entrance, office with SEPARATE entrance + COMPLETE TRANSFORMATION from top to bottom!! WOW!! Welcome to 64 Inverness Lane, a fully redesigned executive home in one of Calgary's most established, quiet, and family-focused communities. Surrounded by mature trees, walking paths, nearby schools, and access to Inverness Pond, this is a location that offers both lifestyle & long-term value. This is not a surface renovation — this home has been completely REIMAGINED, blending timeless architecture with MODERN FARMHOUSE design, quality craftsmanship, and exceptional versatility. Offering over 3876 Sq.Ft. of developed living space, PLUS a 486 sq.ft. LEGAL carriage house, this property offers flexibility that is increasingly rare and difficult to replace. Whether you are an executive family, a multi-generational household or a buyer seeking substantial income potential without sacrificing quality and privacy, THIS home adapts effortlessly! From the inviting front porch, step inside to a warm, cohesive interior featuring NEW luxury vinyl plank flooring, TERAZZO tile, NEW carpet, central A/C, and a layout designed for both everyday living and entertaining. A stunning two-sided fireplace anchors the main living space, while the kitchen is a true standout — designed to impress — featuring QUARTZ countertops, a 10-foot island, custom hood fan, Samsung Bespoke appliances, GAS range with double oven, farmhouse sink, butler pantry, coffee bar, smart lighting + 2 NEW WINDOWS!! Upstairs offers 3 bedrooms, including a beautifully designed primary retreat with a freestanding soaker tub, WALK IN TILED shower, dual

sinks w/ a live-edge countertop, and a WALK-IN closet. Two additional bedrooms and a fully renovated bathroom complete the upper level. A rare main floor office with vaulted ceilings, PRIVATE entrance, and its own deck creates the perfect space for working from home or running a business. The fully developed basement w/ illegal SUITE offers a second full kitchen, BRIGHT + SPACIOUS living area, 2 bedrooms, SEPERATE entrance, laundry + an infrared sauna! (rented for \$2250/ month) Above the HEATED TRIPLE garage sits a fully RENOVATED LEGAL CARRIAGE HOUSE w/ vaulted ceilings, open-concept design, gas range, stainless steel appliances, private laundry, its own furnace and hot water tank, sunroom, and private balcony — a truly special, self-contained space. (was rented for \$1800/month) Situated on a 6,500 sq.ft. lot, the outdoor space is designed for enjoyment with a covered Duradek deck, hot tub, fire pit area, courtyard with fountain, and mature landscaping. Additional upgrades include a LIFETIME metal roof, new fencing (2021), NEW hot water on demand, NO POLY B + heated garage spaces. If you have been looking for the PERFECT multi-family home, INVESTMENT property or UPSCALE estate home, THIS IS IT!!