



**60 Inverness Drive SE
Calgary, Alberta**

MLS # A2301420



\$700,000

Division:	McKenzie Towne		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,930 sq.ft.	Age:	1998 (28 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, No Neig		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	Hot tub, Coffee Bar, Back Patio, Gas Fire Bowl		

Welcome to the best value McKenzie Towne has to offer. This beautifully updated single-family home offers exceptional curb appeal, highlighted by a charming covered front porch that invites you in. Step inside to a bright, open-concept main floor filled with natural light with vinyl plank flooring throughout. A spacious front den/office overlooks the front yard and flows seamlessly into a dedicated dining space, framed by sliding French pocket doors. Allowing for both everyday living and entertaining. At the rear of the home, the cozy living room features a gas fireplace and connects effortlessly to the fully updated kitchen. Here, you’ll find an oversized island with quartz countertops, sleek stainless-steel KitchenAid appliances, wine fridge and an expansive custom walk-in pantry with built-in storage. Enjoy a convenient mudroom and main floor laundry room with custom built ins and extra storage, connecting to the double attached garage. A rare luxury in this community! A stylish two-piece powder room completes the main level. The southeast-facing backyard is a true highlight—professionally landscaped, private, and backing onto green space, with no rear neighbours. Enjoy warm, sunny days on the large deck under the pergola, or unwind in the like-new Wellis hot tub. Cooler evenings, enjoy the two built in patio heaters and large built in gas fire bowl. Full garden & real wood fire pit and dining area complete the multiple outdoor entertaining spaces. A smart underground sprinkler system adds ease and efficiency, all controllable from your phone. Upstairs, the spacious primary retreat easily accommodates a king-sized bed and seating area. Features a walk-in closet and a relaxing ensuite with a soaker tub. Two additional bedrooms, a bonus room and a full bathroom complete the upper level. The fully finished basement offers even more living space,

including a generously sized bedroom and a full bathroom—ideal for guests or extended family. Plus a large rec room and a separate gym. The home also features central air-conditioning and a new central vacuum unit. In addition to the double attached garage, the property includes a rear parking pad with space for up to four additional vehicles. Ideally located just minutes from Deerfoot Trail and Stoney Trail, and close to shopping, dining, and everyday amenities. Walking distance to McKenzie Highlands School. Call your favourite realtor to book a private showing today.