



**5, 140 Point Drive NW
Calgary, Alberta**

MLS # A2303222



\$645,000

Division:	Point McKay		
Type:	Residential/Four Plex		
Style:	4 Level Split		
Size:	1,312 sq.ft.	Age:	1979 (47 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Driveway, Front Drive, Garage Door Opener, Insulated, Secured, Single Gara		
Lot Size:	-		
Lot Feat:	Cul-De-Sac, Dog Run Fenced In, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 439
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, No Smoking Home, Quartz Counters, Recessed Lighting, See Remarks		

Inclusions: TV wall mount

Welcome home to the luxurious living space of this fully renovated end unit townhome located in the heart of Point McKay. Enjoy evening walks along the Bow River pathway or a convenient bike ride to work. Inside this immaculate home you’ll find that every detail has been carefully curated and professionally designed. The main floor welcomes you with a spacious foyer, convenient garage access, ample storage options, and the beautiful vinyl plank flooring that seamlessly transitions through all levels of the home. The bright living room features a stunning stone-faced wood burning fireplace, perfect for cozy evenings at home or enjoy the warm summer night on the large private deck in the fully fenced backyard; a nice feature in a pet friendly complex! The incredible chef-inspired kitchen is a true masterpiece! Featuring 36” of cabinetry and quartz countertops including the island with seating for 4; stainless-steel appliances and chic designer lighting. A well-appointed dining nook and sleek 2-piece bathroom complete this level. The upper level features a fully renovated bathroom with a luxurious soaker tub, a spacious primary bedroom, a generously sized second bedroom, and a versatile third bedroom/office space. Point McKay offers many attractive amenities like the extensive Bow River pathway system, The Riverside Club featuring golf simulators and pickleball courts, plus the convenient proximity to the Children's Hospital, Foothills Hospital, University of Calgary, SAIT, Market Mall, and key transportation arteries including Highway 1, Crowchild Trail, and Memorial Drive, every convenience is within easy reach.