



**3940 Point McKay Road NW
Calgary, Alberta**

MLS # A2144448



\$699,900

Division:	Point McKay		
Type:	Residential/Five Plus		
Style:	4 Level Split		
Size:	1,531 sq.ft.	Age:	1977 (47 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Front Drive, Heated Garage, Insulated, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Many Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 563
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows		
Inclusions:	Garage door opener		

Experience the epitome of tranquil riverside living in Calgary's prestigious Point McKay neighbourhood! Embrace the outdoor lifestyle with unparalleled proximity to the Bow River in this immaculately renovated 3-bedroom, 2.5-bathroom townhome. No expense was spared in its modern and high-end transformation, with most of the windows being brand-new and new patio doors, custom railings, sleek flat ceilings with recessed lighting, and custom feature walls, ensuring modern living at its finest. Step into elegance with luxury vinyl plank flooring flowing seamlessly throughout the entire home. The spacious living room is highlighted by soaring ceilings, abundant natural light through expansive windows, a gas fireplace with a wooden mantle, and chic shiplap accents—a perfect sanctuary for relaxation. Step outside to the private deck overlooking serene green spaces and mature trees offering peace and privacy. Imagine mornings spent savouring coffee with the gentle rustling of leaves and birdsong as your soundtrack or evenings hosting intimate gatherings under the stars. Upstairs, discover a formal dining area and a modern yet classic kitchen adorned with two-toned shaker-style cabinetry, quartz countertops, under-cabinet lighting, and stylish backsplash, all complemented by brand new stainless steel appliances. Enjoy unobstructed views of lush greenery from the kitchen's south-facing windows. Adjacent to the kitchen is a walk-in pantry and laundry with quartz countertops and shelving that adds practicality. A trendy powder room with a shiplap feature wall completes this level. The upper floor hosts three bedrooms, including a spacious primary suite with enough space for a cozy reading nook and a private oasis with a luxurious ensuite featuring a walk-in shower with a rain shower head. Two additional generously sized bedrooms with ample closet space

share a main bathroom with a relaxing soaker tub. The fully finished basement offers versatility as a gym, office, or den, complemented by the convenience of a heated single-car attached garage with brand-new epoxy flooring. This unit is ideally located on a quiet street, fronting green space with quick access to the trails, tennis courts and river. Point McKay enriches daily life with scenic walking and biking trails along the river, bridge access to Edworthy Park, and proximity to local shops and eateries like the Lazy Loaf and Kettle. Conveniently located just a 5-minute drive from the Foothills Hospital and close to the University of Calgary and Market Mall, with downtown Calgary a mere 10 minutes away. Additionally, easy access to the highway leading to the majestic mountains ensures endless recreational opportunities. Elevate your lifestyle in this exceptional riverside residence—schedule a viewing today and indulge in luxury living at Point McKay!