



**256 Mckinnon Place NE
Calgary, Alberta**

MLS # A2148686



\$700,000

Division:	Mayland Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,368 sq.ft.	Age:	1979 (45 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Paved, Rectangular Lot, Treed		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Parquet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, Finished, Full	LLD:	-
Exterior:	Aluminum Siding , Brick, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Crown Molding, French Door, Jetted Tub, Natural Woodwork, Open Floorplan		

Inclusions: n/a

This is one gem not to be missed! Located in the beautiful inner-city community of Mayland heights, this, 4 level split with over 2400sq feet of developed space is a MUST SEE!! On the main level you will find gleaming hardwood and tile floors throughout, spacious living room, dining room, kitchen with an abundance of natural light. Step through the patio door which leads onto a large balcony facing the city and mountains. Enjoy the spectacular panoramic views while watching the sunset. Upstairs features 3 good size bedrooms, one of which is the large primary bedroom with 3pc en-suite with, his and her closets. You will Love the Spacious 3rd Level Development featuring a Large Family Room with Brick Faced Wood Burning Fireplace, additional bedroom with 3-piece bathroom and a multipurpose laundry room area .Step through the double french doors to enter a beautiful Solarium with a HOT TUB which can be enjoyed year round. . The fully fenced private rear yard making it perfect for entertaining a BBQ or to just to sit and relax on the deck. The oversized double attached garage offers extensive storage without sacrificing indoor parking space There is additional storage in the large crawl space. Located in a quiet cul-de-sac and close to all amenities and public transportation, within close proximity to DOWNTOWN, DEERFOOT, TRANSIT, SHOPPING, SCHOOLS makes this an OPPORTUNITY you WILL NOT want to miss .