



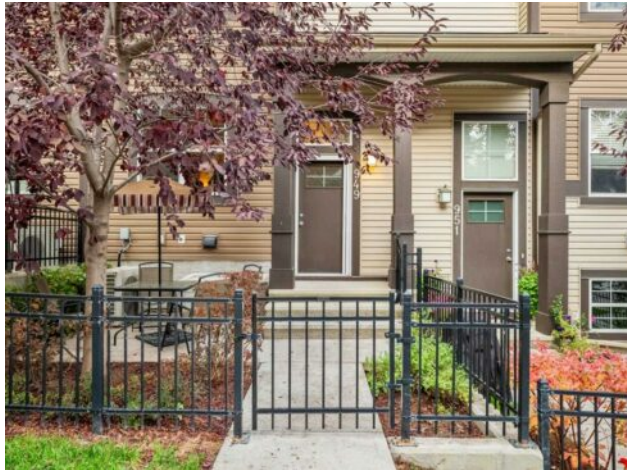
GRASSROOTS
REALTY GROUP

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949 Mckenzie Towne Manor SE
Calgary, Alberta

MLS # A2172242

\$488,000



Division:	McKenzie Towne		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,211 sq.ft.	Age:	2012 (12 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Fruit Trees/Shrub(s), Front Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 348
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: Deck Box, Patio Table & 4 Chairs

Welcome to your new home in the charming and vibrant community of McKenzie Towne! Known for its unique character and walkability, McKenzie Towne is a standout among Calgary's neighbourhoods. Small town living in the big city with beautiful parks, playgrounds, top-rated schools, and the inviting shops and restaurants along High Street, just a few minutes from your doorstep. For those who enjoy the outdoors, the scenic ponds and pathways are also just steps away. Access to Calgary Transit's BRT hub is just a block away. This beautifully maintained townhome offers the best in comfort and style with over 1450 square feet of developed living space. Inside, you're welcomed into a cozy main living area, ideal for relaxation, a dedicated dining area, and a spacious kitchen featuring stainless steel appliances and an island. Upgrades include a balcony off the kitchen, laminate hardwood floor on the main living level, quartz countertops throughout the home, central air conditioning. Upstairs, the two primary bedrooms offer privacy and convenience, each with their own 4-piece full ensuite and walk-in closet. The upper floor also includes a laundry area (another upgrade) and a small office nook, perfect for working from home. The lower level boasts a full-sized double attached garage with direct access to the home. There's also extra finished space on this level, ideal for a home gym, craft area, or studio! An added bonus is the two outdoor spaces, including the balcony right off the kitchen. If you prefer to relax and enjoy the west-facing sun in the front yard, the spacious patio has plenty of room for furniture and a BBQ. Lovingly cared for by the original owner, this meticulously maintained home is ready for its next chapter. Don't miss your chance to move in this fall and start enjoying the wonderful McKenzie Towne lifestyle!

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