



GRASSROOTS
REALTY GROUP

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513 Point McKay Grove NW
Calgary, Alberta

MLS # A2210438



\$639,900

Division:	Point McKay		
Type:	Residential/Five Plus		
Style:	4 Level Split		
Size:	1,536 sq.ft.	Age:	1980 (45 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Concrete Driveway, Heated Garage, Parking Pad, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Private, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Other	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	\$ 431
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage		

Inclusions: TV Mount in Primary Bedroom, Doorbell Camera, 2 x Sconces in Primary Bedroom

Point McKay is an incredible community to call home, its phenomenal location offers a totally unparalleled living experience and unique lifestyle for its residents. You'll breathe a sigh of relief and feel like you're escaping the daily grind and hustle of the City every time you drive to your new secluded home that's nestled just steps away from the tranquil Bow River. This totally turnkey pet friendly townhome features 3 bedrooms and 1.5 baths spanning across a spacious and functional layout that you will be proud to show off. Prepare to fall in love as soon as you enter the welcoming front foyer with convenient access to the heated, single attached garage. Stepping down into the home gym you'll find the perfect place for your yoga practice, peloton or to use as a flex space along with ample storage. As you head upstairs you'll find the well appointed living room with a floor to ceiling, brick clad wood burning FP with gas starter along with a soaring ceiling, wall of built ins and an abundance of natural light from the large windows which makes the entire space beyond inviting. Gorgeous hardwood floor runs beneath you throughout this level. You will pass a formal dining room which has been excellently curated as you head to the bright and stylish heart of this home, the kitchen. Here you'll find a ton of counter space and luxury finishes including quartz countertops and stainless-steel appliances including a free standing range hood - chefs will love the opportunity to create whatever their culinary minds can dream up here. A walk-in pantry and 1/2 bath round out the floors offerings. Heading upstairs one more time you will find yourself in the sleeping quarters. The expansive primary retreat will quickly become your private sanctuary - it features a walk through closet with built-ins and beyond convenient laundry area. It's

connected to a cheater style 4 pc spa like ensuite with a deep soaker tub with tile surround. The additional two bedrooms are fantastic sizes and can be used as offices for those working from home if needed. As you step through the sliding door off the living room you will find your own private fully fenced patio which backs onto a serene green space with pathway system - it's the perfect place for relaxing and soaking up the sun and the ideal set up for hosting BBQ's and eating al fresco amongst the trees. Outdoor enthusiasts will love how close it is to the Bow River pathways and Edworthy and Shouldice Parks. There are tons of fabulous eateries, shops and nightlife options that can be found near this inner city gem in surrounding areas like Bowness, Montgomery, Kensington and the University district. There are so many notable destinations nearby include Lic's, the Loaf and Kettle, Market Mall, the University of Calgary, Sait and the Children's and Foothills. Commuters will love the easy access to 16th Avenue, Stoney and Memorial trails and the super quick commute downtown. This location is unbeatable so come this way to Point McKay!