



**GRASSROOTS**

REALTY GROUP

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**205 Mckenzie Towne Gate SE  
Calgary, Alberta**

**MLS # A2276192**



**\$379,900**

<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,324 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Faces Rear, On Street, Rear Drive, See Re		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Front Yard, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 430
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Animal Home, No Smoking Home, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome Home. Nestled in the desirable, upbeat, and inclusive community of McKenzie Towne — a home that may just hold the key to unlocking your real estate dreams! Conveniently located steps from the McKenzie Towne Bus Terminal, shopping, restaurants, schools, parks, and countless amenities, you truly can't beat this location. As you walk through your beautifully landscaped, fenced front yard, you'll immediately appreciate the sense of privacy and tranquility — the perfect place to enjoy your morning coffee. Inside, large windows flood the home with natural sunlight, creating a bright and welcoming atmosphere throughout. Just off the front entry is a versatile flex space ideal for a home office, playroom, reading nook, or creative studio — offering the separation and functionality every family desires. A few steps up, you'll find the spacious main living area featuring an open-concept layout perfect for everyday living and entertaining. The generous kitchen offers a sizeable island, ample cabinetry, and overlooks the dining and living spaces, all framed by oversized windows that continue to bring in beautiful natural light. The upper level features two impressive primary suites. The main primary retreat includes large windows, a walk-in closet with its own window, and a fantastic 4-piece ensuite bathroom with an extra deep soaker tub. The second primary bedroom offers another spacious layout complete with its own 4-piece ensuite, making it ideal for guests, roommates, or family members wanting extra privacy. Heading to the lower level, you'll find an additional guest half-bath, a utility/laundry area with plenty of storage space, and an incredible bonus room currently set up as a theatre/gaming space. This versatile area could also function as a home gym, recording studio, hobby room, or additional

entertainment space &mdash; the possibilities are endless! To complete the home, enjoy the convenience of a massive double attached garage with plenty of room for vehicles, storage solutions, and protection from Alberta&rsquo;s ever-changing weather. Don&rsquo;t miss your opportunity to own this fantastic property in one of Calgary&rsquo;s most sought-after communities. Call your favourite REALTOR&reg; today to book your private showing and unlock your real estate dreams!