



GRASSROOTS

REALTY GROUP

587-777-7276

yuri@grassrootsrealtygroup.ca

**14 Inverness Close SE
Calgary, Alberta**

MLS # A2299790



\$799,000

Division:	McKenzie Towne		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,896 sq.ft.	Age:	1997 (29 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Cul-De-Sac, Front Yard, Garden, Gazebo, Int		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Chandelier, Double Vanity, No Smoking Home, Pantry, Quartz Counters, Storage, Vinyl Windows		

Inclusions: Shed

This isn't just a home; it's a high-end lifestyle upgrade. Tucked away in the prestigious Inverness enclave of McKenzie Towne, this residence perfectly balances timeless charm with high-octane modern luxury. The heart of the home is a brand-new gourmet kitchen—a true culinary command center featuring shimmering quartz countertops and a premium suite of stainless appliances, including a built-in cooktop and sleek wall oven. Whether you're hosting a gala or a quiet brunch, the layout flows effortlessly into the dining area, framed by soaring nine-foot ceilings and fresh flooring throughout. The luxury extends far beyond the four walls into a backyard designed for the "wow" factor. This private oasis is a five-star retreat, featuring a massive stamped concrete patio and a custom-built outdoor kitchen complete with a built-in bar and fridge. After the sun goes down, you can retreat to the soothing hot tub or tend to the built-in vegetable gardens. Perfectly positioned on a quiet cul-de-sac directly across from a lush park, the property also boasts a fully finished basement with the ultimate indulgence: heated bathroom floors. Practicality meets power with a double heated detached garage, dedicated fenced RV parking, and a roof replaced just five years ago. Already prepped for AC and a full irrigation system, this move-in-ready gem is steps away from top-tier schools and vibrant shopping. From the welcoming front porch to the friendly community vibe, every detail of this home has been curated for those who refuse to compromise on comfort or style. Call your favorite realtor today!