



GRASSROOTS
REALTY GROUP

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406 Mckenzie Towne Close SE
Calgary, Alberta

MLS # A2302840



\$346,500

Division:	McKenzie Towne		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,351 sq.ft.	Age:	2011 (15 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Rectangular Lot, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt, Asphalt Shingle	Condo Fee:	\$ 313
Basement:	None	LLD:	-
Exterior:	Mixed	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage		

Inclusions: n/a

WELCOME to this beautifully refreshed END UNIT townhouse in the heart of McKenzie Towne with loads of windows providing amazing light filtration and the largest yard in the complex providing true year round enjoyment in one of Calgary's most charming and walkable communities. This bright and inviting home features a thoughtfully designed open concept main floor with a spacious living and dining area and a stylish kitchen complete with extended height cabinetry, tile backsplash, center island and pantry, perfect for both everyday living and entertaining. Recent updates make this home truly move in ready including professionally installed brand new laminate flooring on main, brand new carpet with plush underlay on upper floor and fresh paint. Upstairs you will find two generous sized bedrooms, convenient upper level laundry and two four piece bathrooms, with the primary bedroom offering a walk in closet and ensuite door access to the bathroom as well. One of the most unique features of this home is the expansive attic storage room approximately 14 feet 11 inches by 14 feet providing an impressive 193 square feet of additional storage space, a rare bonus seldom found in similar townhomes. Enjoy your fully fenced backyard ideal for relaxing, gardening or extra storage. Located just steps to Shoppers Drug Mart and minutes from High Street shops, parks, schools, pathways and major routes including Deerfoot Trail and Stoney Trail, this home offers exceptional lifestyle and convenience. Absolutely turn key. Book your private showing today!