



GRASSROOTS
REALTY GROUP

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**18 Inverness Rise SE
Calgary, Alberta**

MLS # A2303917



\$725,000

Division:	McKenzie Towne		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,897 sq.ft.	Age:	1998 (28 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Heated		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Landscaped, Lawn, Level, Many		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	French Door, Kitchen Island, Laminate Counters, No Smoking Home, Pantry, Soaking Tub, Storage, Vinyl Windows		

Inclusions: N/A

Welcome to 18 Inverness Rise SE—where growing families can step into more space, more comfort, and a lifestyle designed to keep up with every stage of life. From the moment you enter, the main floor opens up into a warm, expansive living space anchored by rich hardwood floors and a stunning fireplace—perfect for both everyday living and hosting unforgettable gatherings. The heart of the home is the entertainer’s kitchen, seamlessly connecting to the dining and living areas so you’re always part of the conversation. With two dedicated offices on the main level—including one with French doors—you finally have the flexibility for working from home, homework zones, or creative spaces without compromise. Upstairs, the home continues to deliver with three generous bedrooms, including a spacious primary retreat complete with a luxurious ensuite featuring a deep jetted tub—your own private escape at the end of the day. The convenience of upper-floor laundry makes busy family life that much easier. The fully developed basement offers even more room to grow, with an additional bedroom, full bath, large recreation space, and ample storage—ideal for guests, teens, or creating the ultimate movie or games area. Step outside and discover a beautifully landscaped, west-facing backyard designed to be enjoyed. The 3-season patio extends your living space, creating the perfect setting for summer evenings, weekend BBQs, and quiet moments in the sun. Thoughtfully designed garden spaces and irrigation add to the ease of maintaining this outdoor retreat. Car enthusiasts, hobbyists, or those simply needing extra space will appreciate the oversized, heated garage—while features like central air conditioning, a new furnace, newer roof, and updated stainless steel appliances provide peace of mind and year-round comfort.

This is more than just a home—it's the space your next chapter has been waiting for.