



**66 Inverness Close SE  
Calgary, Alberta**

**MLS # A2304055**

**\$715,000**



<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,043 sq.ft.	<b>Age:</b>	1996 (30 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Heated Garage		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Stone Counters, Storage, Walk-In Closet(s)		

**Inclusions:** Ceiling fan, Gazebo, Storage shed

Welcome to this exceptional family home on a prime corner lot, perfectly positioned across from a park and playground, and tucked into a quiet cul-de-sac in the heart of McKenzie Towne. With schools, shops, restaurants, and pathways all within walking distance, this is a location that truly supports an active, family-oriented lifestyle. What sets this home apart is its bright, functional layout and expansive outdoor space. The corner lot brings abundant natural light through numerous windows, creating an open and airy feel throughout. The main floor is thoughtfully designed for everyday living and entertaining, featuring a spacious living room with fireplace, a well-appointed kitchen with island, and a sunny breakfast nook. The formal dining area connects to the living space and opens through patio doors to the rear balcony, offering an excellent indoor-outdoor flow. The west-facing front porch is generously sized—perfect for relaxing in the afternoon sun while watching the kids play at the park across the street. At the back, the east-facing rear balcony provides a more private setting for morning coffee or evening downtime. The yard is designed for enjoyment with a gazebo, fire pit area, and ample space for kids and pets, complemented by low-maintenance landscaping and a full sprinkler system. Upstairs offers a well-balanced layout with a comfortable primary bedroom, two additional bedrooms, and a full bathroom—ideal for family living. The fully finished basement adds flexible space for recreation, guests, or hobbies, including a fourth bedroom and an additional bathroom. Key upgrades include Poly-B plumbing replaced (2024), fresh paint (2024), and a high-efficiency 3-zone heating and cooling system for optimal comfort on every level. Additional features include air conditioning, tankless hot water, and Gemstone exterior lighting. The oversized 24” square

garage with an 8' door is ideal for larger vehicles or trucks with roof racks, and is EV-ready with electrical rough-in. There is also RV parking capability. A rare opportunity to own a bright corner-lot home with exceptional outdoor living and an unbeatable family-friendly location.