



**256 Point Mckay Terrace NW  
Calgary, Alberta**

**MLS # A2305153**



**\$688,000**

<b>Division:</b>	Point McKay		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,541 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Many Trees, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	See Remarks	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 425
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame, Wood Siding	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Quartz Counters, See Remarks		

**Inclusions:** Garage Furnace

Beautifully renovated three bedroom home in coveted Pt. McKay. Enjoy the Bow River Pathway, quick access to downtown, major transportation system, hospitals, quick getaway to the mountains and yet you are tucked away in a peaceful oasis and nestled in a fabulous complex that allows you to enjoy nature amid the hustle and bustle of life. Enter the spacious foyer with access to single attached heated garage, then go up to the bright and lovely living room with soaring ceilings & gas fireplace with stylish feature wall. Enjoy your BBQ's on the big private deck, surrounded by beautiful trees. Kitchen/walk-in pantry and dining overlooking the lower area are bright with tons of natural light. Quartz countertops, double wall ovens, gas cooktop, dishwasher, fridge and stainless sink. Lots of planned storage. Wood and metal railings. Fabulous engineered flooring mostly throughout. Primary bedroom has ample closets with 3-piece bathroom and tastefully designed shower. The 4-piece custom tiled bathroom shared by two other bedrooms enhances the living space. Foyer (121.86 sq. ft. included in total measurements). Pt. McKay speaks for itself! An amazing place to live!! Factor in the reasonable condo fees and you have fabulous Location as well as a home to be proud of! Be sure to see this today!!