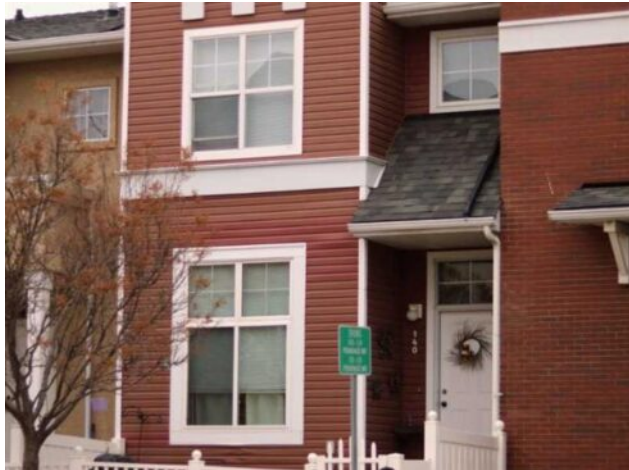




**140 Promenade Way SE
Calgary, Alberta**

MLS # A2306250



\$399,900

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|------------------|--|---------------|-------------------|
| Division: | McKenzie Towne | | |
| Type: | Residential/Five Plus | | |
| Style: | 2 Storey | | |
| Size: | 1,024 sq.ft. | Age: | 2002 (24 yrs old) |
| Beds: | 2 | Baths: | 1 full / 1 half |
| Garage: | Garage Door Opener, Garage Faces Rear, Insulated, Single Garage Attached | | |
| Lot Size: | - | | |
| Lot Feat: | Back Lane, Front Yard, Landscaped | | |

| | | | |
|--------------------|--|-------------------|-----------------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Concrete, Laminate, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 406 |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | DC (pre 1P2007) |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bathroom Rough-in, High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Vinyl Windows | | |

Inclusions: N/A

Welcome to a one-of-a-kind floor plan in the complex of The Mosaic on High Street. This rare unit is an original owner who spent only half her time living here all these years! With a fantastic view of the pond, mountains and plenty of sunshine, this impeccably maintained, 80% freshly painted, 9” high ceilings, two-storey, two bedroom with den area and full basement with a walk-out single attached garage is a must see! With nearly 1,500 sq. ft. of well designed living space, this home blends comfort, style, and functionality—ideal for families, professionals, or anyone seeking a vibrant, connected community. Step into a bright, spacious front foyer flooded with natural light from the large west-facing windows and a convenient front closet. The open-concept main floor features an inviting living area that flows into the kitchen and dining area complete with a raised island eating area and half bath. Black appliances, pantry and the spacious island is perfect for friends to gather in, which complete the functional kitchen. Upstairs, you’ll find your open den/office area with a window for natural light. Then the 4-piece main bathroom, primary suite, plus a second bedroom. As you take a few step downstairs, you step down to your 2-piece bathroom, then as you continue downstairs to your full sized lower level you’ll find your laundry area and a huge under-floor storage area, plus the entrance into your attached garage. Also conveniently installed when built, is your future bathroom rough-in leaving this untouched space awaiting your own personal design. Could it be a media/theatre room, family/TV room, or just a place for your kids to hang out and play? Or an ideal storage space for bikes, outdoor gear, or anything else needing to be tucked away, and provides access to the fully insulated single attached garage! Plus ample additional

parking in the visitor section and street parking just steps away around the corner. Out front is the fenced in front patio with pond views while you take in the sun and relax to a BBQ. Your condo fee's also take care of your front lawn/shrubs and snow removal right to your doorstep. This unit is within walking distance of absolutely everything McKenzie Towne has to offer; parks, schools, playgrounds, bike paths, grocery stores, restaurants; truly an exceptional location. With quick access to major routes - Stoney Trail, Deerfoot, McKenzie Towne Square, Fish Creek Park, Bow River, and countless amenities, this home delivers the perfect mix of comfort, convenience, and community. The local community centre offers programs for all ages and hosts regular events, with McKenzie Towne ranked among the top 26 master-planned communities in the world by the Urban Land Institute for its reflection of small-town living. This move-in ready home delivers the perfect blend of lifestyle and convenience with a fantastic opportunity to own in one of the area's most desirable complex - please reach out today to book your private showing!