



**322 Mckenzie Towne Link SE
Calgary, Alberta**

MLS # A2306838



\$404,900

Division:	McKenzie Towne		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,248 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 406
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows		

Inclusions: n/a

This coveted end unit is an architectural standout that defies the "townhome" label and looks more like a "Castle On a Hill"! Inside, the two-storey layout unfolds into a Open-Concept living space where high ceilings and massive windows flood the home with natural light. The Kitchen & Dining Area feels like its own special space, yet is wide open to the rest of the main floor. Upstairs, the Master Bedroom is simply MASSIVE yet still allows for an oversized Main Bath and two ample secondary Bedrooms. One of its most functional features is the full sized Mudroom and Laundry. It's accessed directly from the double attached garage yet brilliantly hidden, keeping the mess of daily life, pets & sports gear completely out of sight from your guest-ready living spaces. The lifestyle here is unmatched. Start your mornings with a peaceful stroll around the nearby serene pond, or wander over to High Street for a coffee, an afternoon of local shopping, or dinner at one of many local pubs & restaurants. When you need to venture further, regional shopping is just minutes away. Plus, with immediate access to both Stoney and Deerfoot Trails, your commute to anywhere is effortless. Experience the perfect blend of regal curb appeal and everyday convenience. This isn't just a home; it's your "Castle On a Hill"!