



**42 Inverness View SE
Calgary, Alberta**

MLS # A2310322



\$709,900

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|------------------|--|---------------|-------------------|
| Division: | McKenzie Towne | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,381 sq.ft. | Age: | 1999 (27 yrs old) |
| Beds: | 5 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Detached, Garage Door Opener, Garage Faces Rear, Insulated | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Corner Lot, Front Yard, Garden, Landscaped | | |

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|--------------------|--|-------------------|-----|
| Heating: | Fireplace(s), Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Built-in Features, Ceiling Fan(s), Granite Counters, Kitchen Island, No Animal Home, Open Floorplan, Pantry, Skylight(s), Storage, Walk-In Closet(s) | | |
| Inclusions: | Shed by the garage, freezer in the basement utility room, Fire pit in the backyard | | |

THE LOWEST PRICE-PER-SQUARE-FOOT detached home in comparable McKenzie Towne listings, this is your chance to BUILD INSTANT EQUITY in one of Calgary's most sought-after communities. Perfectly positioned on a prime corner lot in the heart of McKenzie Towne, this exceptional family home offers over 3,400 sq ft of beautifully finished living space across three floors — priced to reflect its current condition and ready for your personal touch. This location genuinely has it all: Inverness Pond, McKenzie Towne High Street, top-rated schools, parks, restaurants, and the community pathway network are all steps from your front door. From the moment you step inside, the thoughtful layout impresses. The main floor offers a dedicated home office, a front family room, and an expansive living room that flows seamlessly into the upgraded kitchen — featuring granite countertops and a generous corner pantry. The formal dining room is a standout space: bathed in natural light from large windows and overhead skylights, it opens directly onto the large covered deck and professionally landscaped backyard, where multiple outdoor entertaining areas make warm-weather living effortless. Upstairs, the primary retreat is exactly that — a true retreat. A spacious walk-in closet, an additional closet, and a well-appointed 4-piece ensuite provide everything you need. Two further bedrooms, each with large closets, share a full 4-piece bathroom. A flex space — ideal as a reading nook or meditation area — and a dedicated laundry room round out an upper floor designed with real family life in mind. The fully finished basement expands your options further, offering a large recreation room, two generously sized bedrooms, a full 4-piece bathroom, and ample storage. Whether it's extended family, visiting guests, or simply the extra space you've

always wanted, this level delivers. Outside, the oversized double detached garage and an additional parking spot for a car add the finishing touch to a home that has been carefully maintained. Meaningful upgrades— vinyl plank flooring on the main level (2023), granite countertops (2017), central A/C, and a recently stained front and back deck, among them. Buyers looking for space, an unbeatable McKenzie Towne location, the opportunity to add their own finishing touches and the chance to build immediate equity will find exceptional value here! Contact your favourite REALTOR® to book a private viewing today!