



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

MLS # A2323724



\$650,000

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

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

Inclusions: Garage Furnace

FABULOUS 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 off living room, 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. STYLISH ENGINEERED FLOORING mostly throughout. Primary bedroom has ample closets with 3-piece bathroom and tastefully designed shower/custom tiles. 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!! VERY REASONABLE CONDO FEES. AMAZING LOCATION as well as a home to be proud of! BEAUTIFUL!! Worth a look! Easy to view! We look forward to having you visit and know you will love it. This is a 10/10!