



GRASSROOTS
REALTY GROUP

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393 Inverness Park SE
Calgary, Alberta

MLS # A2344434



\$635,000

Division:	McKenzie Towne		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,080 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Irregular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

Inclusions: None

Welcome to this charming two-storey home situated on one of the most desirable streets in the award-winning community of McKenzie Towne. With exceptional curb appeal, including a welcoming covered front porch and mature landscaping, this property creates an inviting first impression. Inside, the bright and spacious main floor features warm-toned flooring, neutral finishes, and an abundance of natural light. The layout includes a front sitting room, formal dining area, and a large kitchen equipped with stainless steel appliances, ample cabinetry, a central island with a breakfast eating bar, and a dedicated dining area. The expansive living room boasts a cozy gas fireplace, while a convenient home office, main floor laundry, and a powder room enhance functionality. Upstairs, you'll find well-proportioned bedrooms designed for comfortable family living. The primary suite offers a private ensuite and a walk-in closet, alongside two additional large bedrooms and a common 4-piece bathroom. The bright, airy atmosphere throughout the upper level is complemented by large windows. The lower level is partially developed, featuring a recreation room, workout area, and space ideal for a future bedroom, along with ample storage options. Outside, the sunny oversized backyard is fully fenced and landscaped, providing plenty of potential for a future double or even triple garage. Located just down the street from schools and within walking distance of scenic pathways around the pond, this home is perfectly positioned near parks, playgrounds, and the vibrant shops on High Street. With its welcoming character, functional floor plan, and exceptional McKenzie Towne setting, this is a wonderful opportunity to own a home in one of Calgary's most desirable family-oriented communities. Come see it for yourself and discover your new home!

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