



GRASSROOTS
REALTY GROUP

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73 Inverness Green SE
Calgary, Alberta

MLS # A2348162



\$630,000

Division:	McKenzie Towne		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,441 sq.ft.	Age:	1999 (27 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Level, Re		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

Inclusions: attached shelf in back entry, fridge in basement

OPEN HOUSE Saturday October 10th from 11-1 PM! WOW! A rare bungalow with over 1400 sq ft of developed space on the main floor in an awesome location in McKenzie Towne! Just steps away from the traffic circle, 2 ponds, walking paths and all of the amazing amenities on High Street! This home was just freshly painted, new lights installed and new carpet! There are 3 bedrooms on the main floor, an open floor plan in the living areas along with soaring vaulted ceilings, a great kitchen with plenty of cabinet and counter space, an island, corner pantry and hardwood flooring! The adjacent dining area can accommodate a 4-6 person table and there is a living room drenched in natural sunlight and a gas fireplace! The primary bedroom has an ensuite bathroom and a walk in closet, there are also 2 additional bedrooms on the main floor and another full bathroom for the kids and guests and there is a den area off the front of the house that will be perfect if you work from home! The amin floor is completed with the laundry room - The basement is WIDE open and will be perfect to develop if you need additional space - get creative and enjoy! In addition to all of that there is a double detached garage, Central A/C, a good sized private yard, a fabulous front porch, hardwood and tile floors in the living areas and new carpet in the bedrooms! This home is a winner! You will also love the corner lot, alley access, proximity to EVERYTHING in the area and so much more!