



GRASSROOTS
REALTY GROUP

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124 Inverness Rise SE
Calgary, Alberta

MLS # A2348823



\$600,000

Division:	McKenzie Towne		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,544 sq.ft.	Age:	1997 (29 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Landscaped, Lawn, Rectangular Lot, Street Lighting, Underground		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	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, Closet Organizers, Granite Counters, No Animal Home, No Smoking Home		

Inclusions: N/A

Saturday mornings in McKenzie Towne go something like this. Stroll to High Street for lattes and fresh pastries, let the kids loose at the splash park, then head home to a house that's already done everything for you. This beautifully maintained, fully finished home is packed with upgrades and ready for your crew. Fresh paint and brand new carpets mean you can unpack and start living, no projects required. Sunlight pours across Brazilian walnut hardwood, designer lighting and Hunter Douglas blinds. The renovated Legacy kitchen is the heart of it all, with granite counters, stainless appliances and full height cabinetry, perfect for pancake breakfasts and taco Tuesdays alike. Two main floor living areas mean everyone gets their space: a bright front living room for coffee and conversation, and a vaulted family room with a fireplace for movie nights. Upstairs, the primary suite is your reset button, with a spa inspired ensuite and a walk in closet, and custom California Closets keep everything organized. Downstairs, the finished basement adds a 4th bedroom, a rec room and a gym space, plus the laundry room of your dreams (yes, laundry can be fun). And when those July heat waves roll in, the A/C keeps everyone cool and happy all summer long. Out back, the landscaped yard is your own private oasis. Fire up the BBQ on the gas line, kick back on the pergola covered deck while the kids run the lawn, and let the sprinklers keep it green. It's even wired and ready for a future hot tub. The oversized double garage fits the cars, the bikes and the hockey gear. Winter means skating at the community rink, summer means splash park days, and schools and parks are just steps away. When it's time for a big shop or the commute, 130th Ave, Deerfoot and Stoney are minutes from your door. Urban convenience, small town heart. Come see why McKenzie Towne families never want to leave!

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