

**237 Mckenzie Towne Link SE  
Calgary, Alberta**

**MLS # A2298443**



**\$489,900**

<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,330 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached, Garage Door Opener, Insulated		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Landscaped, Lawn, Level		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Cork, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 341
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Vinyl Windows, Wired for Data

**Inclusions:** N/A

Refined Townhome Living in an Unbeatable Location, Offering the perfect balance of low maintenance convenience, modern design, and an exceptional southeast Calgary location, this beautifully appointed townhome delivers outstanding value without compromise. The thoughtfully designed kitchen serves as the true heart of the home, featuring crisp white cabinetry, stainless steel appliances, full height tile backsplash, quartz countertops, and a generous centre island, ideal for both everyday living and effortless entertaining. Cork flooring flows throughout the main level, seamlessly connecting the kitchen and dining area to the inviting great room, anchored by a classic brick surround gas fireplace. A 25 foot west facing deck extends the living space outdoors, offering sun drenched afternoons and warm summer evenings. Central air conditioning ensures year round comfort. Upstairs, the private primary retreat offers a walk-in closet and a well appointed four piece ensuite with quartz countertops, white stained wood cabinetry, and a clean one piece tub/shower surround. Two additional bedrooms provide flexibility for family, guests, or a dedicated home office, complemented by a second four piece bathroom and a conveniently located laundry room complete with built in storage and a laundry sink. The entry level basement has been finished with laminate flooring and track lighting, making it an ideal home office or versatile flex space, with additional built in storage throughout. Car enthusiasts will appreciate the double attached garage featuring epoxy flooring. The well managed condo corporation maintains notably low fees. Perfectly situated steps from the 2.5 km Inverness Pond pathway loop, with quick access to shopping, schools, Deerfoot Trail, and Stoney Trail, this is an address that truly has it all.

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