

1052 Mckenzie Towne Villas SE
Calgary, Alberta**MLS # A2229577****\$489,500**

Division:	McKenzie Towne		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,241 sq.ft.	Age:	2013 (12 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped, Low Maintenance Landscape, Many Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 332
Basement:	Finished, Partial	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Open Floorplan, Quartz Counters, Soaking Tub, Walk-In Closet(s)		

Inclusions: N/A

Bright, stylish and turn-key, this end unit townhouse in McKenzie Towne offers a highly functional dual primary bedroom floor plan and a low-maintenance lifestyle surrounded by mature landscaping. Located in Mosaic Mirage, this home benefits from southwest front exposure that brings in an abundance of natural light through large corner windows, enhancing your everyday comfort. Soaring 10' ceilings set the tone in the sunlit living room framed by oversized windows that only an end unit can offer. Elevated just a few steps above, the dining space offers designer lighting and open sightlines to both the living room and the kitchen, promoting unobstructed conversations while entertaining or spending time with family. The striking kitchen is a modern standout featuring quartz countertops, a unique raised breakfast bar, stainless steel appliances, full-height cabinetry and sleek tile backsplash. A convenient powder room completes this level. Upstairs, the well-designed dual primary layout ensures privacy and comfort for both bedrooms. The main primary suite is a light-filled retreat with corner windows that frame the space in natural light, a generous walk-in closet and a private 4-piece ensuite for added comfort. The second primary bedroom is equally inviting, with its own corner windows, a walk-in closet and a private 3-piece ensuite, perfect for guests, roommates or family members seeking their own space. The basement offers flexible space for working out of the home, hobby or storage space. Outside, enjoy the private front patio and beautifully landscaped courtyard pathways that connect the community, complete with pergola gathering spaces and mature trees. Parking is effortless with a double attached garage that is both insulated and drywalled. The low condo fees include snow removal and lawn care, making this an ideal home for

those seeking a lock-and-leave lifestyle. This inviting location offers walkable access to schools, parks, transit and an extensive network of pathways. High Street is just minutes away, offering local shops, groceries and dining, while 130th Avenue provides access to big box stores and additional amenities. With exceptional pride of ownership and a layout that blends beauty with function, this home is a true gem in one of Calgary's most charming communities.