

**519 Point McKay Grove NW
Calgary, Alberta****MLS # A2243836****\$565,000**

Division:	Point McKay		
Type:	Residential/Five Plus		
Style:	4 Level Split		
Size:	1,392 sq.ft.	Age:	1980 (45 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Front Drive, Garage Door Opener, Garage Faces Front, Off Street, Single Gar		
Lot Size:	-		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Garden, Landscaped, Level, Low		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Shake, Wood	Condo Fee:	\$ 427
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s), Wood Counters		

Inclusions: Water Softener "AS IS", TV wall mounts in living room and basement.

Secluded and just steps to the river, this beautiful Point McKay townhome is bright, welcoming, and elegant. A covered front porch opens to a large entryway shared with the single-attached garage, and right away warm tones in the engineered hardwood create an inviting feel. On the main level, a sunny living room features high ceilings and tons of natural light. A wood-burning fireplace is the epitome of coziness; you'll want to curl up with a movie or a good book, while sliding glass doors invite you to relax on the patio and watch the sun set. Wall cutouts create a dynamic visual and allow light to flow up into the dining room, where you can easily host a large dinner party. In the kitchen, a simple yet stylish aesthetic brings the best of cottage-inspired design - butcher's block, subway tile backsplashes, and crisp white cabinetry - and pairs it with sleek quartz counters and modern stainless appliances, including a range with double ovens and an induction cooktop, as well as a new dishwasher. Bay windows in the breakfast nook beg you to pause and sip your morning coffee with the sunrise, and there is a full pantry as well as unique built-in spice cabinets. A powder room on this level is an added convenience. Upstairs, the primary bedroom is peaceful, offering a sitting area and big windows. Walkthrough closets, complete with custom shelving, lead to the main bathroom via Jack and Jill ensuite access. The second bedroom is also generous, and this storey includes a bonus area at the top of the stairs perfect for your home office. In the basement, the finished section could easily hold your gym equipment; cork flooring is the perfect base for a workout zone. The utility room has a laundry area that includes a sink and shelving, and there is plenty of space on this floor to store your seasonal items. A new electrical panel is a functional upgrade, and the plugs and

light switches have been updated as well. The furnace and hot water tank are also both newer. Outside, a stunning patio edged with garden beds is your personal oasis. Pets welcome on approval. Mature trees frame the gate, which opens to a green space and walking paths. A few steps take you to the Bow River Pathway, which runs throughout the city with parks, playgrounds, and scenic viewpoints. Connected to downtown, it's also a favourite route for cycle commuters, and from here it takes about the same amount of time as the short drive by car. Nearby, local favourite eateries like the Lazy Loaf and Kettle and LICS Ice Cream are in walking distance, and the trendy restaurant district of Kensington is a few minutes away by car. Proximity to both Foothills and the Children's Hospital make this area popular with those in the medical field, and the University of Calgary is also just up the street. Mountain adventurers will also love that you can be headed west past the city limits in under 10 minutes. See this one today!