

197 Mckenzie Towne Gate SE
Calgary, Alberta**MLS # A2200985****\$430,000**

Division:	McKenzie Towne		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,171 sq.ft.	Age:	2003 (22 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Front Yard		

Heating:	Forced Air
Floors:	Carpet, Linoleum, Vinyl
Roof:	Asphalt Shingle
Basement:	Full, Partially Finished
Exterior:	Brick, Vinyl Siding
Foundation:	Poured Concrete
Features:	Laminate Counters

Water:	-
Sewer:	-
Condo Fee:	\$ 381
LLD:	-
Zoning:	DC
Utilities:	-

Inclusions: shelving units on main floor attached to wall

Welcome to this stunning two bedroom, 1.5 bathroom home in the highly sought after community of McKenzie Towne. Perfectly situated within walking distance to a variety of shops, restaurants, and amenities, this home offers both convenience and privacy, with NO DIRECT NEIGHBORING PROPERTIES OVERLOOKING THE SPACE. As you arrive, you'll be greeted by a charming fenced front porch, an ideal spot to enjoy your morning coffee while taking in the surrounding community. Step inside to a welcoming grand foyer, complete with a front closet for added storage and BRAND NEW LUXURY VINYL FLOORING that extends throughout the main level. The open concept floor plan seamlessly blends the living room, kitchen, and dining area, creating a spacious and inviting atmosphere. Natural light floods the living room through a large bay window, enhancing the warmth of the space. The kitchen features durable laminate countertops, sleek stainless steel appliances, and ample cabinetry, providing plenty of room for all your culinary essentials. Just steps away, the dining area is illuminated by a stylish light fixture and offers direct access to a private balcony, perfect for relaxing. Completing the main level is a convenient two-piece bathroom. Upstairs, plush carpet flooring extends throughout both bedrooms with a landing that could be used as a home office. The first bedroom is well suited as a guest room, or children's space with a walk in closet. The primary bedroom is a retreat with two large windows that offer a picturesque view of the nearby shops with another walk in closet. The upper level is finished with a four piece bathroom, complete with tiled flooring and laminate countertops. The partially finished basement offers additional storage and houses the washer and dryer, along with direct access to the DOUBLE ATTACHED GARAGE

and a BRAND NEW HOT WATER TANK! Living in McKenzie Towne means enjoying a vibrant and family friendly atmosphere with countless amenities. The neighborhood is home to numerous parks, walking paths, and beautiful scenery. Families will appreciate having seven different schools in the area, while outdoor enthusiasts will love the proximity to McKenzie Lake and the McKenzie Meadows Golf Course. Commuters will find easy access to Deerfoot Trail, Stoney Trail and 130th Ave making travel throughout the city a breeze. Don't miss the opportunity to call this wonderful home your own!