

\$775,000 - 66 Inverness Close Se, Calgary

MLS® #A2112191

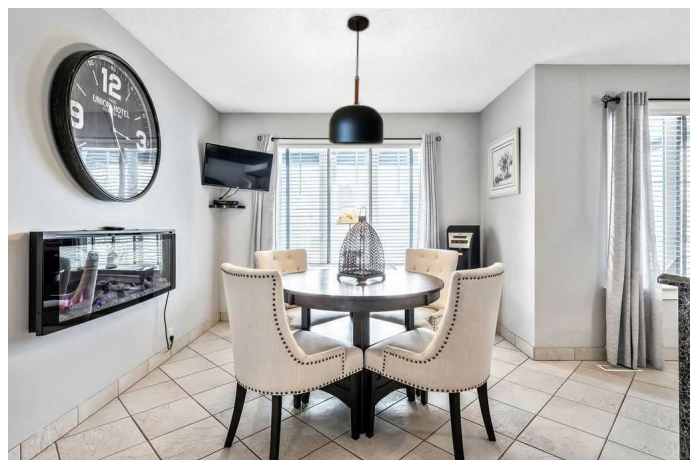
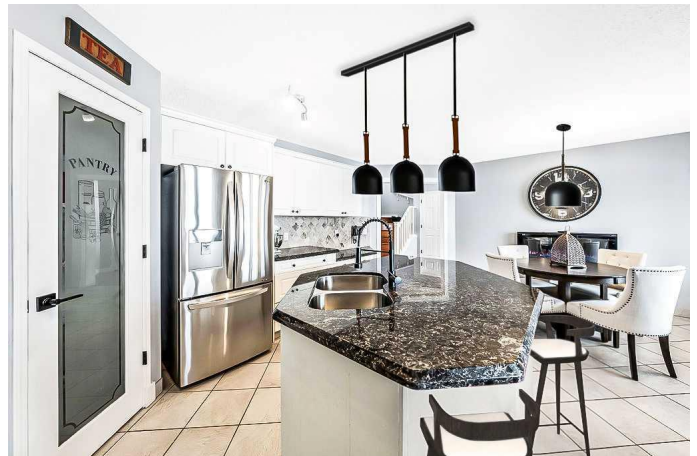
\$775,000

4 Bedroom, 4.00 Bathroom, 2,038 sqft

Residential on 0.13 Acres

McKenzie Towne, Calgary, Alberta

KEY FEATURES: Oversized detached garage that will actually fit a large truck! Enough room in the back to park an RV. Air Conditioning, New Furnace and Tankless Hot Water. Brand new basement. Walking distance to schools, dining, and shops at McKenzie Towne. Nestled in an enviable location, this exceptional property boasts a prime CORNER LOT across from green space and a park, all within convenient walking distance of a plethora of amenities. The kitchen is a chef's delight, adorned with elegant stone countertops, a spacious island layout, and gleaming stainless steel appliances, complemented by a cozy breakfast nook. What truly sets this home apart is its thoughtfully designed layout and lot location, allowing you to monitor the kids playing across the street at the park and call them in for dinner from your front veranda. This seamless flow extends to the location of the dining room, facilitating delightful backyard barbecues with easy access from grill to dining table, perfect for hosting indoor/outdoor gatherings. The inviting living room features a charming fireplace and built-ins, transitioning to the expansive dining area overlooking the backyard. Convenient main floor amenities include a laundry room and powder room. Upstairs, the primary bedroom impresses with DOUBLE CLOSETS and a spacious ensuite boasting a luxurious soaker tub. Two additional bedrooms, each with large closets and a family bath complete the upper level. A recent basement renovation (to the studs)



adds versatility to the home, offering a fourth bedroom, bath, and a stylish bar area ideal for entertaining or unwinding with a game of pool (pool table included) or cozying up to watch a movie. Additionally, the cleverly designed workout space caters to individual fitness needs or could be repurposed into wine storage, craft room, etc. Recent upgrades abound, including a tankless hot water system, high-efficiency three-zone HVAC, exterior trim lighting, and a fully remodeled basement. Fresh paint, updated lighting, and new hardware add to the home's appeal, while underground sprinklers and a charming pond feature enhance outdoor enjoyment. Outdoor enthusiasts will delight in the expansive yard, featuring a barbecue area, outdoor gazebo perfect for gatherings around the fire pit, and ample space previously utilized for RV parking (now home to a versatile shed, easily relocatable). A 24' gate provides convenient access to the backyard, while the heated oversized double garage accommodates larger vehicles. Relax and unwind on the charming front veranda, offering a tranquil spot to enjoy picturesque sunsets with the bonus of privacy and shade blinds if desired. Tucked away on a serene cul-de-sac, this home offers ultimate privacy while being just steps away from shopping, dining, schools, churches, playgrounds, and scenic walking and biking paths.

Built in 1996

Essential Information

MLS® #	A2112191
Price	\$775,000
Sold Price	\$785,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3

Half Baths	1
Square Footage	2,038
Acres	0.13
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	66 Inverness Close Se
Subdivision	McKenzie Towne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 2X7

Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Detached, Heated Garage

Interior

Interior Features	Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Stone Counters, Storage, Walk-In Closet(s)
Appliances	Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Lighting, Private Entrance, Private Yard, Rain Gutters, Storage
Lot Description	Back Lane, Corner Lot, Landscaped
Roof	Asphalt Shingle

Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 7th, 2024
Date Sold	March 28th, 2024
Days on Market	21
Zoning	R-1
HOA Fees	226.60
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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