

\$700,000 - 73 Inverness Rise Se, Calgary

MLS® #A2116208

\$700,000

6 Bedroom, 4.00 Bathroom, 2,107 sqft
Residential on 0.12 Acres

McKenzie Towne, Calgary, Alberta

Welcome to 73 Inverness Rise SE, Calgary, a 6-bedroom dream home in McKenzie Towne with a plethora of desirable features to suit your every need.

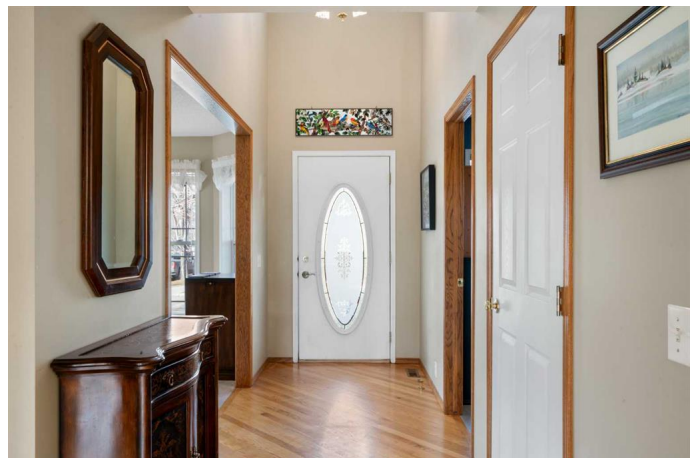
On your approach to the home, you'll be drawn in by the charming front porch, ideal for savoring your morning coffee or unwinding in the evening. Step inside and be greeted by the grand foyer, setting the stage for the spaciousness that lies beyond.

The main floor of this 2107 sq ft two-story gem offers an open floor plan adorned with gleaming hardwood floors, fostering a seamless flow throughout. The two front rooms, versatile in purpose, await your imagination, whether as a dining area, office space, piano room, sitting room, or library, the choice is yours.

Continuing into the heart of the home, the kitchen steals the spotlight with its white cabinetry, corner pantry, and inviting breakfast bar. Adjacent to the kitchen, the eat-in kitchen area beckons, providing the perfect spot for casual dining or quick bites.

Relax and unwind in the inviting great room, featuring a cozy gas fireplace surrounded by built-in bookcases, creating a perfect focal point for both relaxation and entertainment. Completing the main level is a practical half bath and a conveniently located laundry area tucked away in the rear foyer.

Venture upstairs to discover four generously sized bedrooms and a well-appointed four-piece common bathroom. The expansive



master suite invites you to indulge in its spacious layout and luxurious walk-in closet, complemented by a four-piece ensuite for added homeowner comfort.

Descending to the fully developed lower level, you'll find two additional bedrooms, perfect for accommodating guests or creating personalized spaces. A cozy recreation room provides an ideal retreat for movie nights or casual gatherings, while a lavish five-piece bath adds a touch of luxury to everyday living. Ample storage areas ensure clutter is kept at bay, offering practicality alongside comfort.

Outside, the delights continue with a double detached oversized garage and a sprawling back deck, perfect for outdoor entertaining or simply soaking up the sunshine. Situated on a beautiful large corner lot, this home enjoys an abundance of natural light, creating a bright and welcoming ambiance throughout.

Nestled on a tranquil street, with the added convenience of RV parking, this residence offers the perfect blend of serenity and accessibility. McKenzie Towne is lush with parks and pathways including the beautiful Inverness Gazebo Park just down the street. Make this your new home where schools are just a short walk away and all the amenities for daily life are just down the street and around the corner! Don't miss your chance to experience the epitome of modern living in this beautiful and well-cared for family home.

Built in 1995

Essential Information

MLS® #	A2116208
Price	\$700,000
Sold Price	\$724,500
Bedrooms	6
Bathrooms	4.00
Full Baths	3

Half Baths	1
Square Footage	2,107
Acres	0.12
Year Built	1995
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	73 Inverness Rise Se
Subdivision	McKenzie Towne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 2X4

Amenities

Amenities	Other
Parking Spaces	3
Parking	Double Garage Detached, Garage Faces Rear, Off Street, RV Access/Parking

Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Microwave, Range, Range Hood, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Mantle
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Lighting, Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Garden, Level, Street Lighting

Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 22nd, 2024
Date Sold	April 2nd, 2024
Days on Market	11
Zoning	DC (pre 1P2007)
HOA Fees	226.60
HOA Fees Freq.	ANN

Listing Details

Listing Office	Royal LePage Benchmark
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