

\$570,000 - 41 McKenzie Towne Drive Se, Calgary

MLS® #A2155984

\$570,000

3 Bedroom, 3.00 Bathroom, 1,669 sqft

Residential on 0.13 Acres

McKenzie Towne, Calgary, Alberta

A perfect family home located in the highly sought-after McKenzie Town, directly beside the school and just moments away from shopping, parks and other amenities. This 3-bedroom, 2.5-bathroom, 2 storey, offers an abundance of features designed for comfort and convenience. As you walk up the front walkway, you will notice curb appeal right away, with the expansive covered front porch as well as the upper covered balcony. Step inside and you will be greeted by an expansive foyer and open concept living. The 1/2 bath is neatly tucked away from the main living spaces, giving that well needed privacy for guests. Plus there is a main floor den/office overlooking the front for those who wish to work from home. At the rear of the main level is where you will find a fabulous kitchen with center raised island, perfect for entertaining and family gatherings, a large living room and great dining area. The rear mud room leads you to your back yard oasis, with a large deck for back yard barbeque's. A huge yard, expansive views of the school field, a firepit area, shed, and double rear parking pad for off street parking. Step back inside and cool off from the summer heat, with the homes central air conditioning. Upstairs you will find the primary bedroom with 2 walls of windows to let in plenty of natural light and a door leading to your private covered balcony. The primary bedroom also boasts a 4 piece en-suite bath along with a walk in closet. 2 other bedrooms are located on this floor along



with the main 4 piece bathroom. The unfinished basement is Ready for your personal touch, offering endless possibilities for customization. Don't miss out on this fantastic opportunity to own a home in one of McKenzie Towne's prime locations. Contact your favorite Realtor to schedule a viewing and make this fantastic family home yours!

Built in 2002

Essential Information

MLS® #	A2155984
Price	\$570,000
Sold Price	\$600,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,669
Acres	0.13
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	41 Mckenzie Towne Drive Se
Subdivision	McKenzie Towne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 3Y6

Amenities

Amenities	None
Parking Spaces	2
Parking	Off Street, On Street, Parking Pad, Rear Drive

Interior

Interior Features	Laminate Counters, Open Floorplan, Vinyl Windows, Walk-In Closet(s), Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Balcony, BBQ gas line, Fire Pit, Other, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Corner Lot, Front Yard, Landscaped, Level, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 7th, 2024
Date Sold	August 10th, 2024
Days on Market	3
Zoning	R-1N
HOA Fees	226.60
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.