

# \$749,900 - 14 Inverness Rise Se, Calgary

MLS® #A2167466

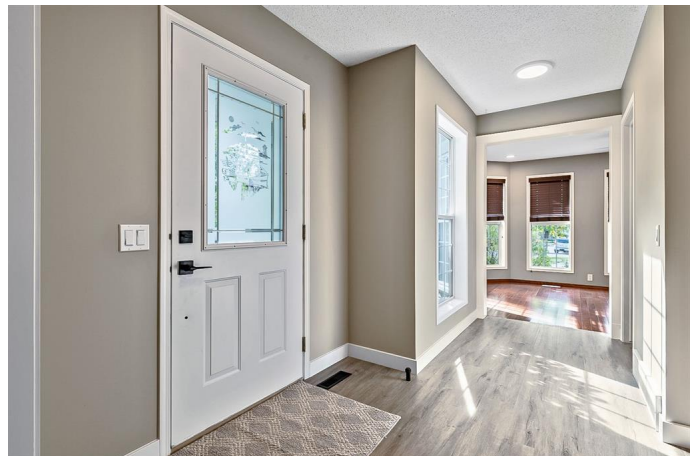
**\$749,900**

4 Bedroom, 4.00 Bathroom, 2,023 sqft

Residential on 0.13 Acres

McKenzie Towne, Calgary, Alberta

Welcome to your new upgraded 4 bedroom, 4 bath family home in the desirable community of McKenzie Towne! This stunning 2-storey features a welcoming front porch, perfect for savoring your morning coffee while enjoying the serene surroundings. As you step inside, you are greeted by an abundance of natural light and a palette of neutral colors that create a warm and inviting atmosphere. The main level boasts a spacious sunroom/office with large windows bringing in tons of natural light, ideal for those who work from home or need a quiet space to focus. The expansive living area is anchored by a cozy gas fireplace, providing a perfect spot for relaxation and gatherings. The modern kitchen is a chef's delight, featuring a central island with quartz countertops and white subway tile and timeless shaker style cabinets, ample pantry space, and a dining room that flows seamlessly for entertaining. Completing this level are a convenient laundry room/mud room and a 2-piece updated modern powder room. Upstairs you have 3 generous sized bedrooms, including the primary suite, which offers a luxurious walk-in closet and a spa-like ensuite bathroom complete with a soothing soaker tub—your personal retreat after a long day. And one other full 4pc bath for the two bedrooms to share. The fully finished basement is an entertainer's dream, featuring a huge recreation room/family room, an additional very large bedroom for a basement bedroom measuring at 12'9" x 13'4" with a



very sizeable walk in-closet perfect for an older teen or family member needing their own space, and a brand new modern bathroom and great layout providing plenty of space for guests or family activities. It is also roughed-in with electrical for a bar or kitchen downstairs. Step outside to your large yard that is private, has a stamped concrete walk way an patio and is surrounded by mature trees, offering a tranquil space to unwind or host summer barbecues. A detached oversized (24L X 20 W) 2-car HEATED garage backs onto a paved alley and adds convenience and ample storage. Located in the heart of McKenzie Towne, this home is just minutes away from a variety of restaurants, shopping options, schools, and recreational facilities, making it an ideal choice for families and professionals alike. Donâ€™t miss the opportunity to make this beautiful home your own!

Built in 1996

**Essential Information**

MLS® #	A2167466
Price	\$749,900
Sold Price	\$743,500
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,023
Acres	0.13
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

**Community Information**

Address	14 Inverness Rise Se
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Subdivision	McKenzie Towne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 2X2

### Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Detached

### Interior

Interior Features	Built-in Features, Ceiling Fan(s), Closet Organizers, Kitchen Island, Pantry, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Irregular Lot, Level
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	September 26th, 2024
Date Sold	October 8th, 2024
Days on Market	12
Zoning	R-1
HOA Fees	226.60
HOA Fees Freq.	ANN

### Listing Details

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