



## 191 Mckenzie Towne Gate Calgary Alberta

\$449,900

Welcome home to 191 McKenzie Towne Gate! A stunning home with soaring ceilings and nicely refreshed reflecting a perfect price point for you to get into home ownership! Outstanding value, pride in ownership and wonderful design welcomes you into over 1300+sqft of functional living space boasting THREE BEDROOMS an ONE AND A HALF BATHS offering ample room for you and your family. Commencing with curb appeal plus you will immediately notice the Tuscany vibe of the stylish stucco exterior and fantastic large concrete patio where you can sit and enjoy your morning coffee while watching the start of McKenzie Towne's hustle and bustle with residents starting their morning or the kids playing in the McKenzie Town Outdoor Rink. Step inside to the soaring foyer to discover an expansive sitting area or flex space in the lower level that boasts a huge over sized feature window that invites an abundance of natural daylight into this great home. Bright and beautiful the space is so versatile, it could be used in so many ways, A wonderful home office, den, reading nook, formal dining room, the list goes on. A few steps up, opens up to the spacious living room complimented with refinished hardwood, seamlessly transitioning into the designated dining area and kitchen that showcases upgraded GRANITE COUNTER TOPS, raised eating bar, a sleek and rich appliance package, warm maple cabinetry with full tile back splash, pantry and stunning tile flooring. A convenient half bath for friends and family completes this level. The upper level, featuring 8ft ceiling height, offers three sizeable bedrooms with the Primary Bedroom featuring a lovely walk-in closet with additional window and a full four piece main bath for everyone to enjoy. Beautiful GRANITE COUNTER TOPS through out the home along with a nice refresh with paint through out and updated decor. Come and discover one of the largest fl...

Laundry room 15.08 Ft x 9.92 Ft

Living room 14.00 Ft x 13.58 Ft

Other 11.83 Ft x 8.25 Ft

Kitchen 12.50 Ft x 9.50 Ft

Dining room 8.83 Ft x 8.67 Ft

Foyer 5.67 Ft x 4.08 Ft

2pc Bathroom 7.00 Ft x 2.58 Ft

Primary Bedroom 13.42 Ft x 13.33 Ft

Other 7.42 Ft x 5.42 Ft

Bedroom 9.33 Ft x 9.25 Ft

Bedroom 10.50 Ft x 8.92 Ft

4pc Bathroom 9.25 Ft x 4.92 Ft

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Listing Presented By:



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