



## 14 Inverness Rise Calgary Alberta

\$749,900

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 tranq...

Family room 13.92 Ft x 15.92 Ft

Other 10.92 Ft x 12.92 Ft

Bedroom 12.75 Ft x 13.33 Ft

Furnace 8.75 Ft x 15.75 Ft

3pc Bathroom 4.92 Ft x 10.75 Ft

Other 6.58 Ft x 6.92 Ft

Living room 14.00 Ft x 15.92 Ft

Office 9.92 Ft x 15.92 Ft

Laundry room 6.58 Ft x 8.58 Ft

2pc Bathroom 4.58 Ft x 5.58 Ft

Primary Bedroom 11.58 Ft x 13.58 Ft

Bedroom 10.25 Ft x 11.33 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
Real Broker



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Kitchen	9.50 Ft x 13.42 Ft	Bedroom	10.25 Ft x 11.08 Ft
Breakfast	8.50 Ft x 10.17 Ft	4pc Bathroom	4.92 Ft x 7.92 Ft
Dining room	9.25 Ft x 13.92 Ft	4pc Bathroom	7.92 Ft x 13.58 Ft