



# 119 Point Drive Calgary Alberta

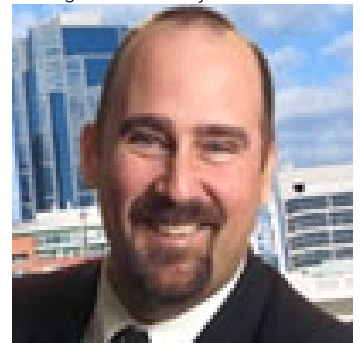
\$619,900

This charming 3 bedroom home in the highly sought-after Point McKay neighborhood is ideally situated just steps from the river and Edworthy Park, offering a serene setting for you to call home. After stepping inside the slate tile entry, the living room is a cozy and welcoming area with quality hardwood throughout, centered around a wood-burning fireplace with a gas starter and a stunning stone surround. This feature adds warmth and character to the room, making it a perfect spot to relax on cozy evenings. From the living room, you can step out onto a great outdoor patio space, which opens up to green space and a walking path, seamlessly blending indoor and outdoor living. The dining room offers convenient access to both the kitchen and the living room, making it an ideal space for meals and socializing. The kitchen is a large, bright and inviting space with room for a island or table with seating, stainless steel appliances, and pristine white cabinetry. A large window floods the room with natural light, enhancing the airy atmosphere. The kitchen also includes a pantry, providing ample storage space for all your culinary needs. A 2pc powder room completes this main level. Ascending to the upper level, the primary bedroom is a spacious retreat, offering a versatile area that can be used as a workspace or a cozy reading nook. The walk-through closet with built-in shelving leads to a well-appointed 4-piece bathroom. Additionally, there are two good-sized bedrooms on the upper level, perfect for family members or guests. The lower level features a versatile den space that can be used as an additional bedroom or a family room, providing flexibility to suit your needs. This area can be transformed into a guest room, a home office, or a recreational space, offering endless possibilities with additional storage areas available. A lower level laundry room completes this sp...

Den 3.41 M x 3.25 M  
 Living room 5.21 M x 3.56 M  
 Dining room 3.28 M x 2.72 M  
 Kitchen 3.58 M x 4.29 M  
 2pc Bathroom .00 M x .00 M

Primary Bedroom 5.23 M x 3.33 M  
 Bedroom 2.57 M x 3.28 M  
 Bedroom 3.63 M x 2.54 M  
 4pc Bathroom .00 M x .00 M

Listing Presented By:



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