



205 Mckenzie Towne Gate Calgary Alberta

\$400,000

ATTENTION INVESTORS and First Time Home BUYERS! This little GEM In the DESIRABLE, UPBEAT, INCLUSIVE, community of Mckenzie Towne is a MUST-SEE and just may HOLD the KEY to UNLOCK your Real Estate DREAMS! STEPS AWAY From the Mckenzie Towne BUS TERMINAL, ALL SHOPPING and SO MUCH MORE - YOU CANNOT BEAT THE LOCATION! Whether you want to step right into RENTAL OWNERSHIP with INSTANT REVENUE or if you want a LOVELY place to make and call HOME look NO FURTHER. As you walkthrough your DARLING FENCED FRONT YARD to access your NEW HOME you will notice how PRIVATE it feels with the LUSH LANDSCAPING. A GREAT PLACE to ENJOY your morning coffee. As you enter YOUR NEW HOME you will find LARGE WINDOWS that DRENCH your HOME with NATURAL SUNLIGHT With a BEAUTIFUL SPACE just off your ENTRY for an OFFICE or PLAYROOM you will see this allows YOUR FAMILY to have the SEPARATED SPACE we ALL need and DESIRE in our homes. Taking a couple of steps up to your SPRAWLING main LIVING SPACE, DINING AREA and KITCHEN featuring MASSIVE windows again and a fair sized ISLAND perfect for ENTERTAINING. Your Upper level features 2 PRIMARY Bedrooms. The MAIN PRIMARY RETREAT features Large Windows, WALK-IN CLOSET with a window and a FANTASTIC 4 piece EN-SUITE BATHROOM. The SECOND PRIMARY BEDROOM which is a smidge smaller than the main, featuring another GREAT 4 piece EN-SUITE with a GENEROUS floor plan. Making your way to the lower level you will see another GUEST 1/2.BATHROOM and stairs leading to the UTILITY ROOM and LAUNDRY ROOM. You will notice STORAGE is NOT AN ISSUE. Off of the laundry room you have another RECREATIONAL/ Storage SPACE, Great place for a HOME GYM Or RECORDING STUDIO, the possibilities are endless and finally last but not least we make our way to your MASSIVE DOUBLE ATTACHED GARAGE making it a bit easier to deal with our Alberta weather patterns and room to install more STORAGE SOLUTIO...

Furnace 9.92 Ft x 9.42 Ft

Den 11.17 Ft x 6.00 Ft

Storage 3.58 Ft x 3.00 Ft

Living room 16.00 Ft x 15.92 Ft

Foyer 6.33 Ft x 4.75 Ft

2pc Bathroom 6.08 Ft x 5.58 Ft

Other 8.58 Ft x 4.33 Ft

Primary Bedroom 16.33 Ft x 10.50 Ft

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Listing Presented By:



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RE/MAX Realty Professionals

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Kitchen 12.67 Ft x 10.92 Ft
Dining room 10.00 Ft x 8.33 Ft
Office 10.17 Ft x 8.58 Ft

Bedroom 12.08 Ft x 10.17 Ft
4pc Bathroom 8.58 Ft x 7.33 Ft
4pc Bathroom 8.50 Ft x 6.17 Ft