

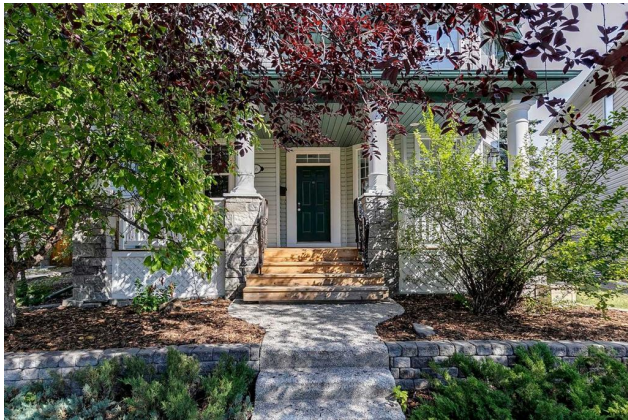


THE
A-TEAM

**RE/MAX
FIRST**

16 INVERNESS Cove, Calgary T2Z 3L2

MLS®#: **A2163538** Area: **McKenzie Towne** Listing Date: **09/06/24** List Price: **\$750,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1998**
Lot Information
 Lot Sz Ar: **7,039 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,Cul-De-Sac,Pie Shaped Lot,Treed**
 Park Feat: **Double Garage Detached**

Finished Floor Area

Abv Sqft: **2,340**
 Low Sqft:
 Ttl Sqft: **2,340**

DOM

12
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Cork,Hardwood,Linoleum**
 Sewer: Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Electric Stove,Garage Control(s),Gas Cooktop,Microwave,Refrigerator,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Kitchen Island,Pantry,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	19`6" x 12`6"	Dining Room	Main	14`0" x 11`0"
Living Room	Main	12`6" x 12`0"	Family Room	Main	15`0" x 12`0"
Laundry	Upper	6`8" x 5`6"	Furnace/Utility Room	Basement	8`0" x 5`0"
Storage	Basement	10`6" x 5`6"	Game Room	Basement	31`0" x 14`0"
Bedroom - Primary	Upper	19`0" x 13`0"	Bedroom	Upper	12`0" x 11`0"
Bedroom	Upper	14`0" x 12`6"	Bedroom	Basement	11`6" x 11`6"
Bedroom	Basement	10`6" x 10`0"	2pc Bathroom	Main	6`0" x 3`0"

4pc Bathroom
4pc Ensuite bath

Basement
Upper

8`4" x 6`6"
18`0" x 9`6"

4pc Bathroom

Upper

9`2" x 7`6"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9810141

Zoning:
R-1

Remarks

Pub Rmks:

Nestled on a quiet, tree-lined cul-de-sac in the charming McKenzie Towne neighbourhood, this timeless family home is ready for you to create lasting memories. The front of the house exudes warmth and character, with mature trees and a spacious front porch ideal for welcoming your kids home from school. Upon entering, you'll find a formal living room to the right, and a formal dining room across the hall, perfect for hosting family gatherings. The heart of the home features an open-plan layout connecting the kitchen, eating nook, and family room. The large kitchen is a culinary haven, equipped with built-in appliances, and a generous pantry for all your kids' favourite snacks. The cozy family room, complete with a fireplace, provides a relaxing space to unwind. Enjoy casual meals in the bright eating nook surrounded by windows that offer a view of the expansive backyard, or use the breakfast bar on the large island in the kitchen. Upstairs, the spacious primary bedroom offers a peaceful retreat with a huge ensuite, a walk-in closet, and a convenient laundry room. Two additional bedrooms and a designated bathroom complete this level. The finished lower level is an entertainer's dream, featuring two more bedrooms and a shared bathroom—ideal for older children seeking privacy. A large recreation room with built-in shelving is perfect for family movie nights and includes a bar area stocked with your favourite snacks. Outside, the backyard is an oasis with ample space for kids to play, a large deck for summer barbecues, and a hot tub for year-round relaxation. The property also includes a double garage. Located in a beautiful neighbourhood with excellent amenities, safe pathways around the pond, and a nearby middle school, this home offers a perfect blend of comfort and convenience. Don't miss the chance to make this wonderful property your own.

Inclusions:
Property Listed By:

Hot Tub, Tv in Basement, Book Shelves in Basement
RE/MAX House of Real Estate

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123