



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**948 MCKENZIE TOWNE Manor, Calgary T2Z 1E1**

MLS®#: **A2163675**      Area: **McKenzie Towne**      Listing Date: **09/12/24**      List Price: **\$449,900**  
 Status: **Pending**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2013**

Finished Floor Area  
 Abv Sqft: **1,194**  
 Low Sqft:  
 Ttl Sqft: **1,194**

Lot Information

Lot Sz Ar:  
 Lot Shape:

DOM

**7**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Bi-Level**

Parking

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

Access:

Lot Feat: **Low Maintenance Landscape,Interior Lot**  
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Lighting**

Construction: **Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Ceramic Tile,Hardwood**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Gas Range,Central Air Conditioner,Dishwasher,Garburator,Microwave Hood Fan,Refrigerator,Washer/Dryer**  
 Int Feat: **Closet Organizers,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Soaking Tub,Storage,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Foyer	Main	8`9" x 7`4"	Living Room	Main	19`2" x 13`10"
Kitchen	Main	11`5" x 8`7"	Pantry	Main	2`6" x 1`4"
Dining Room	Main	9`2" x 10`7"	Bedroom - Primary	Main	11`6" x 11`7"
Bedroom	Main	12`3" x 9`1"	4pc Bathroom	Main	8`4" x 4`10"
3pc Ensuite bath	Main	8`1" x 4`10"	Walk-In Closet	Main	8`2" x 4`7"
Laundry	Main	8`4" x 6`3"	Furnace/Utility Room	Basement	13`2" x 17`1"

Legal/Tax/Financial

Condo Fee:  
**\$332**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-1**

Legal Desc: **1310740**

Remarks

Pub Rmks: **Step into this inviting 2-bedroom, 2-bathroom main floor bi-level unit in the desirable Mosaic Mirage complex of McKenzie Towne. As you enter, a convenient mud area with a coat rack closet welcomes you, setting the tone for the thoughtful layout ahead. Ascend a few steps to discover an open-concept living space that seamlessly blends comfort and style. To your right, the living room beckons with a cozy gas fireplace, perfect for relaxing evenings. The space flows effortlessly into the well-appointed kitchen, showcasing full-height cabinets, gleaming granite countertops, ample cabinet space and a practical island. This kitchen is a chef's delight, equipped with newer appliances, including a dishwasher, gas range, and garburator. The adjacent dining area offers the ideal spot for family meals or entertaining guests. A hallway off the dining area leads to the private quarters. Here, you'll find a generously sized laundry room, a full bathroom, and two comfortable bedrooms. The master suite is a true retreat, boasting a luxurious double shower in the ensuite and a spacious walk-in closet. Throughout the home, hardwood floors in the living areas and ceramic tile in the bathrooms and laundry room add both elegance and practicality. High ceilings enhance the sense of space, while air conditioning ensures year-round comfort. For added convenience, a chair lift installed at the beginning of the year provides enhanced accessibility. Descend from the mud room to discover a partial basement that offers extensive storage options, a utility room with an upgraded 75-gallon water heater, and a handy laundry sink. The home also features a double attached garage with extensive shelving and a workshop area, perfect for tackling projects and organizing all your belongings. Outside, a large patio awaits, ideal for summer barbecues or quiet morning coffees. This low-maintenance townhome, situated in a well-managed complex, offers the perfect blend of comfort, style, and convenience. With easy access to amenities, parks, and schools, this property presents an unmatched opportunity to enjoy the best of McKenzie Towne living. Don't miss your chance to make this wonderful townhome your new haven!**

Inclusions:  
Property Listed By: **Window Coverings  
Real Broker**

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







