

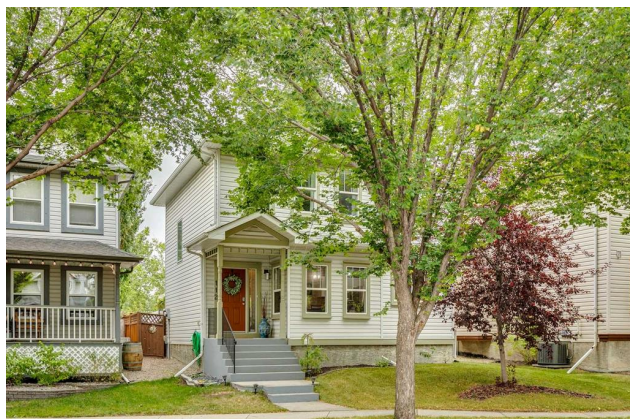


THE
A-TEAM

**RE/MAX
FIRST**

112 INVERNESS Drive, Calgary T2Z 3E4

MLS®#: **A2165406** Area: **McKenzie Towne** Listing Date: **09/12/24** List Price: **\$650,000**
 Status: **Pending** 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: **4,402 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Backs on to Park/Green Space,Cul-De-Sac,Landscaped**
 Park Feat: **Double Garage Detached**

Finished Floor Area
 Abv Sqft: **1,426**
 Low Sqft:
 Ttl Sqft: **1,426**

DOM

7
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **None**
 Construction: **Wood Frame**
 Flooring: **Carpet,Laminate,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`0" x 15`0"	Dining Room	Main	12`5" x 9`4"
Kitchen	Main	10`5" x 10`7"	Bedroom - Primary	Upper	13`3" x 10`11"
Bedroom	Upper	11`4" x 10`1"	Bedroom	Upper	9`0" x 12`3"
Game Room	Lower	11`9" x 20`1"	Bedroom	Lower	10`8" x 10`6"
3pc Ensuite bath	Upper	0`0" x 0`0"	4pc Bathroom	Upper	0`0" x 0`0"
2pc Bathroom	Main	0`0" x 0`0"	3pc Ensuite bath	Lower	0`0" x 0`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9712244

Zoning:
R-1N

Remarks

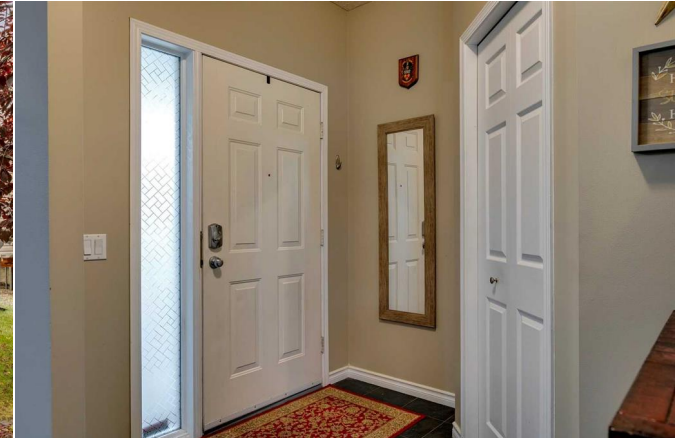
Pub Rmks:

Welcome to 112 Inverness Dr, located on a quiet cul de sac in the vibrant community of McKenzie Towne. Backing South onto a large open green space with playing fields, and a playground next to the grades 4-9 public school, this location is Primo. This immaculate 4 bedroom, 3.5 bath home, has a total of over 2000 sq ft of beautifully developed space. The kitchen offers stainless steel appliances, corner pantry and an eat up peninsula and dining room. The living room is a cozy haven, complete with a gas fireplace, ideal for relaxing evenings with family and friends. There is also a mudroom with 2 piece bathroom at the back door, to access your double garage. Upstairs are 3 bedrooms, a full bathroom along with an ensuite and walk-in closet for the primary bedroom. The home has a new Air Conditioner, installed in 2020. The fully finished basement offers even more living space with a large open recreation room that can be tailored to your needs—whether it's a home theatre, playroom, or gym. The fourth bedroom and a 3-piece bath make it an ideal space for guests or older children. The basement also includes a laundry/utility area and plenty of storage, ensuring your home stays organized and clutter-free. Outside, you'll love the fully landscaped yard with a raised deck and a concrete patio, perfect for summer barbecues and outdoor entertaining. The double detached garage was built in 2020, and provides secure parking with additional storage space. The roof was new in 2018. Living in McKenzie Towne means enjoying pedestrian-friendly spaces, mixed-use areas and a strong sense of place. Shopping and amenities are within a few minutes walk, larger shopping areas of 130th and Seton, with South Hospital, are a 5 minute drive away. Don't miss out on this fantastic opportunity to make McKenzie Towne your new home.

Inclusions:
Property Listed By:

N/A
RE/MAX iRealty Innovations

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



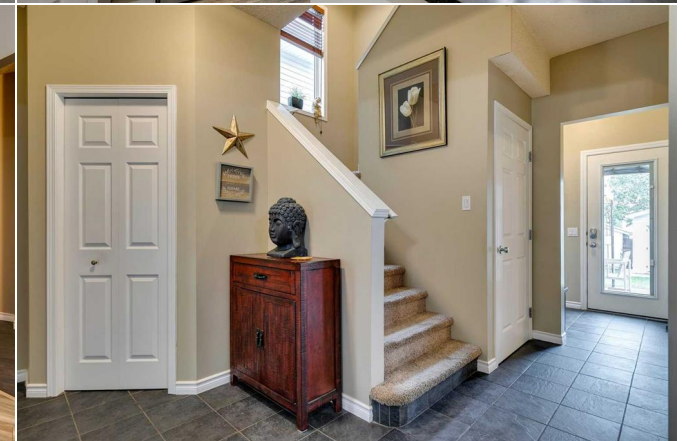
112 Inverness Dr SE, Calgary, AB

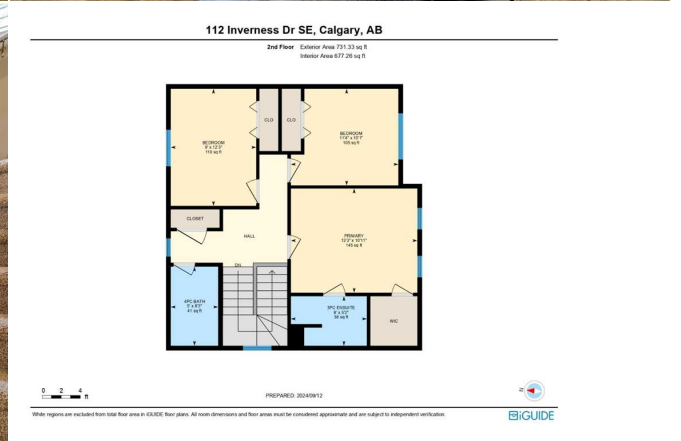
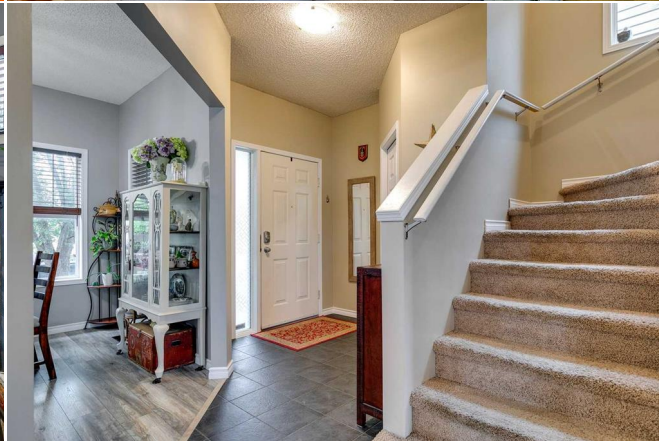
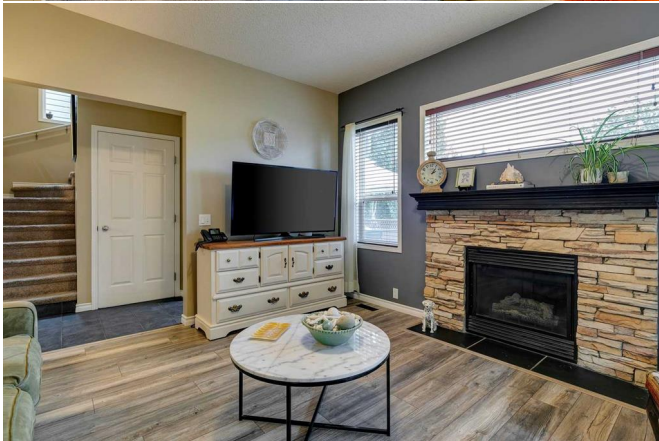
Main Floor Exterior Area 594.76 sq ft
Interior Area 642.59 sq ft



PREPARED 2024/07/12

Views herein are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.







112 Inverness Dr SE, Calgary, AB

Basement (Below Grade) Exterior Area 533.20 sq ft
Interior Area 852.32 sq ft



PREPARED 20/04/2013

Views herein are included from total floor area in CLUDED floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



