

3845 Point McKay Road NW  
Calgary, Alberta

MLS # A2242327



# \$725,000

|                  |                                                                            |               |                   |
|------------------|----------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Point McKay                                                                |               |                   |
| <b>Type:</b>     | Residential/Five Plus                                                      |               |                   |
| <b>Style:</b>    | 4 Level Split                                                              |               |                   |
| <b>Size:</b>     | 1,480 sq.ft.                                                               | <b>Age:</b>   | 1977 (48 yrs old) |
| <b>Beds:</b>     | 3                                                                          | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Front Drive, Garage Faces Front, Single Garage Attached                    |               |                   |
| <b>Lot Size:</b> | -                                                                          |               |                   |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space, Few Trees, Interior Lot, Landscap |               |                   |

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|--------------------|------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-----------------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                                                        | <b>Water:</b>     | -               |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood                                                                                                                 | <b>Sewer:</b>     | -               |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                | <b>Condo Fee:</b> | \$ 594          |
| <b>Basement:</b>   | Finished, Full                                                                                                                                 | <b>LLD:</b>       | -               |
| <b>Exterior:</b>   | Wood Frame, Wood Siding                                                                                                                        | <b>Zoning:</b>    | DC (pre 1P2007) |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                | <b>Utilities:</b> | -               |
| <b>Features:</b>   | Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Storage, Vaulted Ceiling(s), Walk-In Closet(s) |                   |                 |

**Inclusions:** Privacy Screen & Planter on Deck, 3 Shelving Units in the Garage, TV & TV Wall Mount in Living Room, 2 Shelving Units in the Basement, Stand Up Freezer & Work Bench in Garage, Heater in Garage, Central Vacuum & Attachments (as-is).

Nestled alongside the Bow River, this elegantly reimagined townhome in prestigious Point McKay offers a lifestyle of understated luxury and effortless connection to nature. Just steps from the river pathway system, racquet courts, and beloved local favourites like the Lazy Loaf Caf&eacute;, this serene enclave invites a rhythm of living that is both refined and rejuvenating. Begin your day with coffee in the private backyard, enjoy morning jogs or evening bike rides along the scenic river trails, or indulge in unhurried weekend strolls beneath the canopy of Edworthy Park. Inside, the four-level split design offers architectural sophistication, creating a seamless flow while honouring defined spaces. Just up from the entryway, the main living area welcomes you with high ceilings, expansive windows, and a sleek modern gas fireplace framing views that change with the seasons and offering a gracious setting to relax, gather, or simply breathe. The renovated kitchen and dining space are crafted for both beauty and function, featuring gleaming granite counters, rich wood ceiling height cabinetry, stainless steel appliances, and warm hardwood floors. Whether hosting guests or preparing a quiet dinner, the space feels intentionally designed for elevated everyday living. This level is complete with a spacious laundry room featuring built-in shelving and new LG washer and dryer. Privately tucked on its own level, the primary suite is a true retreat complete with soaring vaulted ceilings, a walk-in closet featuring built-ins, updated ensuite, a cozy reading nook, and tranquil views of the river. It&rsquo;s a space that whispers rest, restoration, and the rare luxury of stillness. On the top level, two additional bedrooms and a full updated bathroom provide the flexibility to welcome guests, work from home, or accommodate a growing household. The lower level features a finished basement

space, perfect for a home gym or dedicated storage area. This home is complete with an attached heated garage perfect for Calgary winters. Additional updates include Hunter Douglas blinds throughout (2024), Hot Water Tank (2024), Garage heater and home furnace both serviced in November 2024. Outdoors, the west-facing composite patio (updated in 2021) feels like a private sanctuary set at the edge of the river valley. Bathed in golden light and framed by the rustle of trees, it's a place where morning coffee lingers and evenings unfold with ease. Once discovered, you'll find it hard to leave. With easy access to downtown, Foothills Hospital, Market Mall, the University of Calgary, and the mountain-bound highway, Point McKay delivers an unmatched blend of tranquility, access, and elevated living.