

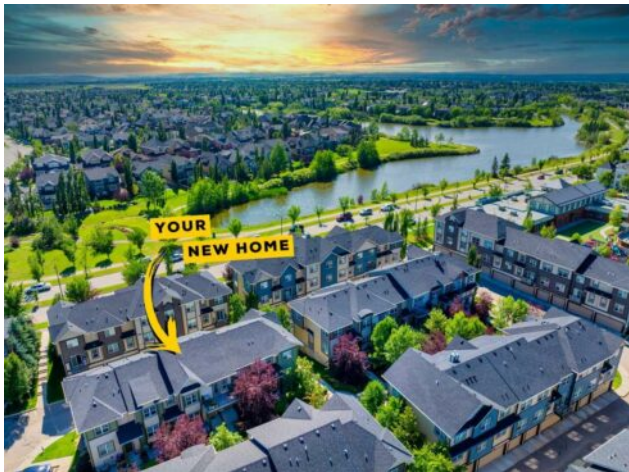


DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

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309 Mckenzie Towne Square SE  
Calgary, Alberta

MLS # A2245146



\$350,000

|             |                                                             |            |        |
|-------------|-------------------------------------------------------------|------------|--------|
| Heating:    | Forced Air                                                  | Water:     | -      |
| Floors:     | Carpet, Ceramic Tile, Laminate                              | Sewer:     | -      |
| Roof:       | Asphalt Shingle                                             | Condo Fee: | \$ 286 |
| Basement:   | None                                                        | LLD:       | -      |
| Exterior:   | Vinyl Siding, Wood Frame                                    | Zoning:    | M-1    |
| Foundation: | Poured Concrete                                             | Utilities: | -      |
| Features:   | Ceiling Fan(s), Kitchen Island, Open Floorplan, See Remarks |            |        |
| Inclusions: | NA                                                          |            |        |

Welcome to Mosaic Mirage &mdash; a quiet, beautifully maintained complex perfectly situated just steps from Inverness Pond and offering quick access to shopping, major roadways like Deerfoot Trail, and all the amenities of McKenzie Towne. This top-floor unit features 9-foot ceilings, a private single garage, two bright bedrooms, and a long list of tasteful upgrades. As you enter, you’re welcomed into an airy open-concept living space with rich laminate flooring and an abundance of natural light. The kitchen is thoughtfully designed with modern stone countertops, stainless steel appliances, a generous walk-in pantry, and a large central island with an extended eating bar &mdash; perfect for entertaining. Both bedrooms enjoy sunny southwest exposure, and the primary bedroom includes a walk-in closet offering ample storage. Step out onto your second-floor balcony to enjoy summer barbecues and peaceful evenings in this serene location. Additional highlights include front-loading laundry and a well-appointed bathroom with tiled floors and walls for a sleek, modern finish. This is the one you’ve been waiting for &mdash; book your showing today and experience the comfort and convenience of Mosaic Mirage living.