



416 CALMWATER COVE

MCKINNEY, TX 75071

\$719,000

150 Years
JOHN D WOOD & CO.

London, Country & International Property

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Like-new and loaded w-upgrades, this exceptional Drees home makes an unforgettable first impression w-striking curb appeal & permanent Jellyfish lighting, and it only gets better inside. Nestled in the highly sought-after Trinity Falls community. The main floor is built for effortless living. A luxurious primary suite offers a true retreat with a spa-inspired bath & dual vanities, while a private guest suite w-its own en-suite bath ensures visitors feel right at home. Dedicated home office with a closet & convenient powder bath access provides the flexibility today's buyers demand.

Garage Count: 3 Car Garage,
Pool Description: Pool,
Basement: None,
Garage Description: Garage

\$719,000



Chef's kitchen impresses w-extended cabinetry, stunning quartzite countertops & generous space designed for both lively entertaining & quiet mornings. The open-concept living area flows seamlessly from the showstopping tiled gas fireplace to sliding glass doors that open to your own backyard paradise, a serene heated pool & expansive covered patio made for year-round enjoyment. Designed for today's connected lifestyle, this home features an extensive smart-home & structured wiring package, including upgraded CAT6 networking, multiple hardwired data locations, security camera prewiring, surround sound & media wiring, projector-ready conduit & concealed TV wiring above the fireplace. Fiber-ready infrastructure + additional conduit pathways provide flexibility for future technology upgrades while supporting remote work, streaming, gaming, home automation & whole-home connectivity. Outdoor living was also thoughtfully integrated into the technology plan w-prewiring provisions for outdoor entertainment, audio, security & future pool-area connectivity. Upstairs, a spacious game room anchors 2 generously sized bedrooms, each with large WIC & access to a shared bath.



Beyond your front door, Trinity Falls delivers a lifestyle to match, with easy access to the community clubhouse and pool, elementary school, dog park, and playground. Combining luxury, technology, comfort, and convenience!



