

CENTURY 21[®]

Judge Fite Company



113 CALMWATER COVE

MCKINNEY, TX 75071



\$624,900



2,920 sqft



4 beds



4 baths

DESCRIPTION

Fall in Love with this Popular 1-Story Open Floorplan Listed Below Market Value in Trinity Falls! Tucked away on a wide cul-de-sac lot with no neighbors behind, this beautifully designed single-level home offers the rare combination of privacy, functionality + room to grow—including plenty of space for a future pool. Inside, soaring ceilings & walls of windows fill the home with natural light, highlighting the expansive wood-look tile floors & open-concept layout. The thoughtful triple-split 4-bedroom design gives everyone their own space, while the large flex space makes an ideal media-gameroom-playroom with French doors & custom built-ins easily doubles as a private home office. At the heart of the home, the chef's kitchen shines with tall white cabinetry, quartz countertops, stainless appliances & an oversized island perfect for gathering. It flows seamlessly into the spacious dining area & inviting family room, where a sleek tile-surround gas fireplace creates a warm focal point. The private primary retreat features a cozy sitting area + a spa-inspired ensuite bath with dual vanities & dual closets. Step outside to a covered patio that stays shaded throughout the day, ideal for relaxed evenings or weekend entertaining. Living in Trinity Falls means enjoying resort-style amenities including two pools, a splash pad, scenic hike & bike trails, dog park, catch-and-release ponds, disc golf, pickleball, basketball courts & a fitness center—all just minutes from everyday conveniences. Thoughtfully priced well below comparable new construction, this home delivers exceptional space, upgrades & community lifestyle without the new-build price tag. This is the one you've been waiting for!

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: Active

MLS: 21227956

YEAR BUILT: 2022

COUNTY: Collin

TRACT OR SUBDIVIION: Trinity Falls Planning Unit 3 Ph 3d

LIST DATE: 04/03/2026

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800.451.8055

AREA:

SQUARE FEET: 2,920

TOTAL BEDS: 4

FULL BATHS: 3

HALF BATHS: 1

ACRES: 0.2

LOT SIZE (SQFT): 8,624

INTERIOR FEATURES

KITCHEN:

- AirPurifier

APPLIANCES:

- Dishwasher
- ElectricOven
- GasCooktop
- Disposal
- GasWaterHeater
- Microwave
- TanklessWaterHeater
- VentedExhaustFan

FIREPLACE:

- GasLog
- GasStarter
- LivingRoom

VIRTUAL TOUR:

- [View virtual tour](#)

FLOOR COVERINGS:

- Carpet
- CeramicTile
- EngineeredHardwood

EXTERIOR FEATURES

STYLE: <ul style="list-style-type: none">● Traditional● Detached	PARKING: <ul style="list-style-type: none">● Driveway● GarageFacesFront● Garage● GarageDoorOpener	LOT DESCRIPTION: <ul style="list-style-type: none">● BackYard● CulDeSac● InteriorLot● Lawn● Landscaped● SprinklerSystem
ROOF TYPE: <ul style="list-style-type: none">● Composition	YARD/GROUNDS: <ul style="list-style-type: none">● RainGutters	SIDING: <ul style="list-style-type: none">● Brick
POOL TYPE: <ul style="list-style-type: none">● None	FOUNDATION: <ul style="list-style-type: none">● Slab	FENCING: <ul style="list-style-type: none">● Wood

UTILITIES

HEATING/COOLING: <ul style="list-style-type: none">● Central● EnergyStarQualifiedEquipment	UTILITIES: <ul style="list-style-type: none">● MunicipalUtilities● SewerAvailable● SeparateMeters● UndergroundUtilities● WaterAvailable● CableAvailable
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ADDITIONAL PROPERTY DETAILS

AMENITIES: <ul style="list-style-type: none">● DecorativeDesignerLightingFixtures● EatInKitchen● HighSpeedInternet● KitchenIsland● Pantry● SmartHome● CableTv● WalkInClosets● WiredForSound● AirFiltration	SECURITY FEATURES: <ul style="list-style-type: none">● Prewired● CarbonMonoxideDetectors● FireAlarm● SmokeDetectors
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COMMUNITY: <ul style="list-style-type: none">● CommunityMailbox● Sidewalks
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LISTED BY: Katherine Niesman 

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BROKERED BY: Ebby Halliday Realtors