



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

192 Mt Brewster Circle SE
Calgary, Alberta

MLS # A2214208



\$698,800

Division:	McKenzie Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,948 sq.ft.	Age:	1999 (26 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Landscaped, Level, Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Hardwood
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Breakfast Bar, Kitchen Island, No Smoking Home, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: N/A

Unbeatable value! Well cared for 4 bedroom, 1,950 sqft two storey with an additional 900 sqft developed down. Main floor offers a cozy living room, full size dining room, kitchen with maple Shaker cabinets, premium granite countertops, additional cupboards and countertop space, a spacious, step-in pantry with plenty of room for small appliances. Full size dining nook for family dining with a garden door to the oversize, west exposure deck and private yard. The family room, with wide plank hardwood flooring, is highlighted by the gas fireplace trimmed in stone. Full size windows across the back of the home bring in an abundance of natural light! Completing the main floor is the 2 piece bathroom, laundry and mudroom with direct access into the double attached garage. The upper level features 4 bedrooms including the primary suite with a 4 piece ensuite and walk-in closet. The lower level has a rec room, 5th bedroom, 3 piece bathroom, huge storage and utility room. Great location in the heart of McKenzie Lake, just steps to the tot lot and the Bow River Pathway - enjoy biking, walking, and beautiful sunsets along the ridge. Minutes to the beach access at McKenzie Lake! Close to shops, restaurants and golf at McKenzie Meadows. Great home! Owners moving overseas, June 20 possession at the latest. Truly an investment both in lifestyle and real estate!