



GRASSROOTS
REALTY GROUP

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285 Mt Brewster Circle SE
Calgary, Alberta

MLS # A2245157



\$619,900

Division:	McKenzie Lake		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,125 sq.ft.	Age:	1998 (27 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Corner Lot, Few Trees, Front Yard, Garden, Lawn, Reverse Pie S		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

** Please click on "Videos" for 3D tour ** Welcome to a very well kept bungalow, on a large corner lot with a south facing back yard in McKenzie Lake! Amazing features include: towering vaulted ceilings, lots of beautiful bright windows, skylight in the kitchen, oak hardwood flooring, gas fireplace, kitchen island & pantry, large dining area, main floor primary bedroom with walk-in closet & 4-pc ensuite bathroom, corner lot AND no sidewalk to shovel, washer/dryer on main floor, newly "almost finished" lower level (approximately 85% complete), newer high-efficiency furnace (Dec 2020), newer roof (Sept 2018), double attached garage and much more! Location is a 10 out of 10 - whisper quiet street, close to the Bow River Pathway, all schools & transit close by, LAKE PRIVILEGES (including a clubhouse, tennis courts, fishing, swimming, canoeing, paddle boats & skating) and very easy access to all major routes - Deerfoot Trail/MacLeod Trail/Stoney Trail!