



GRASSROOTS
REALTY GROUP

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208 Mt Brewster Circle SE
Calgary, Alberta

MLS # A2257360



\$809,000

Division:	McKenzie Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,046 sq.ft.	Age:	1999 (26 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Garage Faces Front, Insulate		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Landscaped, Rectangular Lot		

Heating: Fireplace(s), Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile, Vinyl

Roof: Shake

Basement: Finished, Full

Exterior: Stone, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Central Vacuum, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vaulted Ceiling(s), Wired for Sound

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: Wired security motion detectors and security panel. No contract to assume.

****Open house Sunday Sept 21 ,100 - 400PM **** Welcome to your dream family home in the heart of McKenzie Lake! Perfectly located on a quiet, family-friendly street, just steps from Fish Creek Park, schools, shopping, and the lake. This beautifully maintained 2-storey home offers 4 bedrooms, 3.5 bathrooms, and a fully finished basement with central A/C. The main floor features a bright open layout with a stunning renovated kitchen (2021), a spacious family room with fireplace (2021), and a convenient office/den. Upstairs, enjoy a generous bonus room with vaulted ceilings and a cozy fireplace—the perfect spot for relaxing or entertaining. Three bedrooms, including a lovely primary suite, complete the upper level. The fully finished basement expands your living space with a 4th bedroom, full bath, and a versatile rec area—ideal for guests, hobbies, or family movie nights. Recent upgrades include: dishwasher (2025), fridge (2021), window coverings (2021), luxury vinyl plank flooring (2021) and more. Outside, enjoy a fully landscaped and fenced backyard, concrete patio, storage shed, and mature fruit trees (honey crisp apple, plums, crab apples, and sour cherry). This home truly has it all—location, upgrades, and a backyard oasis. Move-in ready and waiting for your family to make lasting memories. Don't miss your chance to own this gem.