



GRASSROOTS
REALTY GROUP

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107 Mt Allan Circle SE
Calgary, Alberta

MLS # A2285142



\$535,000

Division:	McKenzie Lake		
Type:	Residential/House		
Style:	Bi-Level		
Size:	808 sq.ft.	Age:	1995 (31 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Garage Faces Rear, Insulated, Off Street, Oversized		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Level, Rectangular Lot, Street Light		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Laminate Counters, Open Floorplan, Smart Home, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: TV Wall-Mount x3, Shed.

This bright and airy bi-level home in the heart of McKenzie Lake offers a perfectly functional layout highlighted by soaring vaulted ceilings and a seamless open-concept main floor. The spacious living area flows into a well-appointed kitchen, while two generously sized bedrooms—including a primary suite with a walk-in closet—and a 4-piece bathroom complete the upper level. Downstairs, the fully finished basement feels like anything but a lower level thanks to massive south-facing windows that flood the large living area and dedicated flex space with natural light. This level also features a third bedroom, a 3-piece bathroom, a laundry room, and ample storage. Step outside to your private, south-facing backyard, complete with a firepit for evening gatherings and a double detached garage with an adjacent parking pad. Ideally located just minutes from top-rated schools like McKenzie Lake Elementary and Cardinal Newman, as well as the extensive shopping and dining options at 130th Ave and the stunning pathways of Fish Creek Provincial Park, this home offers the perfect balance of comfort and convenience.