



**107 Mt Allan Circle SE  
Calgary, Alberta**

**MLS # A2285142**

**\$535,000**



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

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