



**316 Mt Brewster Circle SE
Calgary, Alberta**

MLS # A2296159



\$669,900

Division:	McKenzie Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,501 sq.ft.	Age:	1998 (28 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Few Trees, Lawn, Level, Rectangular Lot, St		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	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, See Remarks, Walk-In Closet(s)		

Inclusions: China Cabinet, Coat hooks, TV mount, Raised garden box, shed, smart door bell, driveway camera

Enjoy all of the lake privileges in sought after McKenzie Lake! This amazing 2 story delivers a rare mix of style and functionality, nestled on a desirable street with near access to Fish Creek Park. Recent updates include Luxury Vinyl Plank flooring, fresh paint and updated fixtures to create a move-in-ready home. The welcoming foyer with soaring ceilings leads to an open concept main floor that provides plenty of space for large family gatherings. The living room with cozy gas fireplace flows seamlessly into the sunny dining area and kitchen overlooking the backyard - perfect for preparing meals while watching kids in the yard. Large windows allow natural radiant light throughout. There is also a 2-piece powder room and main floor laundry for your added convenience. Retreat upstairs where you can unwind in the spacious Primary bedroom that easily accommodates a King bed and features a walk-in closet and beautiful Ensuite with professionally updated 3-piece walk-in shower. A spacious 2nd bedroom and a versatile den offer flexibility for a growing family or a home office. The updated 4-piece bathroom completes the upper level. The basement adds even more living space and boasts new high-end carpet with soft cushion underlay (2024) and a 3-piece functional bathroom awaiting final finishes to accommodate your needs. In the fully fenced backyard, you will find a large deck and mature landscaping for added privacy, accompanied by a 10x12 shed (2024); ready for summer nights and backyard fun. NOTE: NO POLY B! New hot water tank (2026), shakes inspected and serviced (2025, Shake Pro). As a McKenzie Lake resident, enjoy year-round activities: beach, swimming, fishing, paddle boarding, tennis, skating, and numerous social events at the Clubhouse. Walking distance to lake, schools, playgrounds, walking/biking paths and transit. Quick access to shopping at

South Trail Crossing, Deerfoot & Stoney Trails. Pride of Ownership is evident in this non-smoking, pet-free, well-maintained home.