



**127 Mt Assiniboine Circle SE
Calgary, Alberta**

MLS # A2302113



\$850,000

Division:	McKenzie Lake		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,509 sq.ft.	Age:	1994 (32 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Slate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, Granite Counters, Open Floorplan, Vaulted Ceiling(s), Wood Counters		

Inclusions: Reverse Osmosis Water System, Built In Projector and Screens, Roughed In VacuFlo

****Open house Saturday April 18 from 2:30-4.**** In-demand + absolutely pristine detached bungalow with lake privileges! This beautifully maintained home radiates pride of ownership + offers 3 spacious bedrooms on the main level. Freshly painted throughout in a stylish, neutral palette, it's perfectly move-in ready for today's buyer. Enjoy the added convenience of a main floor washer + dryer. Step inside to discover a bright + welcoming living room with a cozy gas fireplace, flowing seamlessly into an inviting dining space. The open-concept kitchen impresses with soaring ceilings, a large island with gas cooktop, stainless steel appliances + 2 kitchen pantries both accented with stone wall features. Vaulted ceilings elevate the sense of space throughout the main living areas + bedrooms. The spacious primary bedroom is a true sanctuary, complete with a ceiling fan + a walk-in closet with a hidden safe + ensuite bathroom with heated floors, dual vanities + a sleek, large modern shower. The home also offers a charming clawfoot tub in the main 4-piece bath, The fully developed lower level is designed for living + entertaining, offering a large bedroom perfect for teens (with a fun "Harry Potter" hideaway), an additional bedroom, full 3-piece bath, home gym + a projector + screen setup for movie nights. A second gas fireplace + generous storage complete this incredible space. Outside, escape to your own private oasis—featuring a deck with privacy screen, natural gas fire pit + a beautifully treed yard with no direct rear neighbors, creating a peaceful + lush summer retreat. Extensive upgrades provide peace of mind, including new furnace (2024), air conditioning (2024), water heater (2024), windows + window coverings (2024), updated casings + baseboards (2025), complete removal of Poly-B plumbing (2025), built-in oven (2023), plus reverse

osmosis system, water softener + sprinkler system.