



**262 Mt Assiniboine Place SE  
Calgary, Alberta**

**MLS # A2302939**



**\$820,000**

<b>Division:</b>	McKenzie Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,095 sq.ft.	<b>Age:</b>	1996 (30 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Pie Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Double Vanity, Quartz Counters		

**Inclusions:** 2 TV's attached to walls, shed, laundry room cabinets, wood shelving in furnace room.

**OPEN HOUSE CANCELLED!** Open House, Saturday, April 18, 2:00 - 4:00. Calling all families! This beautifully updated 2,095 sq. ft. two-storey home offers the perfect blend of space, location, and upgrades. Featuring 4 bedrooms (one with a non-egress window) and 3.5 bathrooms, this home is ideally situated on a quiet, kid-friendly cul-de-sac just a short walk to schools and the lake. Step inside to discover a thoughtfully renovated interior, including a stunning new kitchen, updated bathrooms, some new windows, a new furnace, and solid wood interior doors. This is truly a move-in ready home. Just unpack and start enjoying everything this fantastic Lake Community has to offer. Outside, you'll love the large, private backyard and spacious deck, perfect for summer BBQs and relaxing evenings with family and friends. Don't miss your opportunity to get into this exceptional family home in a prime location. Book your private viewing today!