



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

MLS # A2142820



\$950,000

Division:	McKenzie Lake		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,571 sq.ft.	Age:	1994 (30 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Backs on to Park/Green Space, Irregular Lot, Landscaped, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: projector and projection screen in basement

Experience breathtaking panoramic views from this fully developed executive walkout bungalow, nestled in the mature, sought-after neighborhood of Mountain Park in McKenzie Lake. This home backs onto a green space with access to the Bow River pathway system and boasts a triple attached garage and dramatic soaring vaulted ceilings that enhance its spaciousness. With new upgrades, including the removal of Poly B plumbing throughout, and recently buffed and refinished solid oak hardwood floors with intricate inlays and a matte finish, the home exudes elegance. Freshly painted throughout in a modern, neutral tone, it is move-in ready. The open concept floor plan features a dining area leading to a stunning kitchen with custom solid raised panel cabinets, granite countertops, and stainless steel appliances, including a gas cooktop, built-in dishwasher, oven, and microwave. The spacious main floor primary suite, with access to the deck, is a luxurious retreat. Its dream ensuite includes a double sink vanity with granite countertops, a jetted tub, a separate steam shower, a large dressing area, a huge ensuite closet with built-ins, and vaulted ceilings with a skylight. The main floor also offers a bright great room area with built-in cabinets, expansive windows, a laundry/mud room, and a half bath. The walkout level features two good-sized bedrooms, a four-piece bath, a massive great room with a built-in theater area, projection screen, speakers, built-in bar area, gas fireplace, den/office space, and a utility room with ample storage. The exposed aggregate lower patio is perfect for outdoor gatherings while the upper deck is complimented by a sleek metal and glass railing and boasts a lovely mountain view. Additional features include underground irrigation and a heated garage. Located in the vibrant, active community of McKenzie Lake, you’ll

have an abundance of recreational amenities to enjoy, including fishing, skating, tennis, and paddle boarding. With lake privileges, playgrounds, parks, golf courses, a river, bike and walking paths, this community ensures a lively lifestyle with plenty of diverse activities to keep you entertained. Nearby elementary and junior high schools, within walking distance, both Catholic and public-school systems available, and easy access to Stoney and Deerfoot Trails, this property is perfect for those who appreciate diversity, luxury, and stunning views!