



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

**MLS # A2151376**



**\$759,900**

<b>Division:</b>	McKenzie Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,752 sq.ft.	<b>Age:</b>	1994 (30 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Few Trees, Landscaped, Rectangular Lot		

<b>Heating:</b>	High Efficiency	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island		

**Inclusions:** two storage sheds

"" OPEN HOUSE: SUNDAY, JULY 28, 2:00 - 4:00 PM "". Location! Location! Location! On a prime Lake McKenzie cul de sac. Excellent family home with Lake access, one house away from walking paths to river and lake, fully developed well upgraded including; brand new kitchen (2024) incl: cabinets, quartz countertop, backsplash, vinyl plank flooring, light fixtures, flooring, stainless steel appliances incl: gas stove (2022), refrigerator (2023), dishwasher (2021), central air conditioning (2023), bathrooms (tubs toilets - 2010), roof (2019), hot water tank (2021), all light fixtures throughout home (2024), gemstone lighting (2023), some windows. Open main floor plan with spacious great room (gas fireplace), total of 4 upper plus 1 lower bedrooms, 3.5 bathrooms, main floor den, fully developed lower level (family room, bedroom, full bath. Beautiful landscaping, spacious backyard. Large attached garage (20x22 feet)