



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

**MLS # A2172161**



**\$815,000**

<b>Division:</b>	McKenzie Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,082 sq.ft.	<b>Age:</b>	1997 (27 yrs old)
<b>Beds:</b>	3	<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, Low Maintenance Landscape, Landscaped, Rectang		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Ceiling Fan(s), Central Vacuum, Chandelier, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Stone Counters, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Basement chest freezer, alarm system

Discover an incredible opportunity to own this beautifully updated 3-bedroom home in the highly sought-after, Four Seasons Lake community, McKenzie Lake. This fully finished walk-out residence offers over 3,000 square feet of developed living space, perfect for families and entertaining alike. Upon entering, you'll be greeted by a bright and open layout featuring a versatile dining room/den at the front and soaring 2-storey ceilings in the great room. The gourmet kitchen boasts upgraded stainless steel appliances and elegant quartz countertops, making it a chef's dream. Hardwood floors extend throughout the main level, complemented by cozy fireplaces in both the living room and basement family room, creating inviting spaces for relaxation. Upstairs, the primary suite is a true retreat, complete with a walk-in closet and a luxurious four-piece ensuite featuring a jetted tub. Two additional spacious bedrooms, a four-piece bathroom, and a bonus room (which could potentially be converted to a fourth bedroom) provide ample space for family and guests. The walk-out basement showcases a large recreation room perfect for entertainment and an office ideal for remote work. Step outside to enjoy the expansive, private yard which is the perfect place to retreat and enjoy a morning coffee or evening drink after a long day at work. Recent upgrades include triple-pane windows (2021) with remote-controlled blinds on the main floor, a new garage door (2024), a new furnace and hot water tank (2019), and a new 25-year asphalt roof (2015). The washer and dryer were also recently updated in 2024. This home has been meticulously maintained and is ready for you to move in. Located on a cul-du-sac in a family-friendly neighborhood with wonderful neighbors, this property truly has it all. Be sure to check out the virtual tour for a walkthrough of this beautiful home!