



GRASSROOTS
REALTY GROUP

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51 Mt Allan Circle SE
Calgary, Alberta

MLS # A2207128



\$574,999

Division:	McKenzie Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,351 sq.ft.	Age:	1995 (30 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating: Forced Air

Floors: Carpet, Laminate

Roof: Pine Shake

Basement: Partial, Partially Finished

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Kitchen Island, Pantry

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: garage door opener, shelving in the closet, light fixtures, BBQ, kitchen island

Welcome home! This quaint home is in the perfect location! Literal steps away from playgrounds & schools, and only a few minute drive to Stoney Trail and all amenities! You won't want to miss out on this prime neighbourhood! Walk inside the home and your eyes catch the gorgeous mantle above the gas fireplace, adding to the cozy vibe the living space gives. The spacious kitchen checks off all the boxes! A WALK-IN PANTRY that is big enough to store all your gadgets and groceries, a double sink with windows that overlook the backyard, tons of cupboard space and even more natural light! Upstairs you will find 3 generous sized bedrooms, a 4 piece bathroom, and a 3 piece bathroom ENSUITE for the primary bedroom. A/C unit already installed, just on time for summer! The basement is partially developed, awaiting your final touches and vision! And an OVERSIZED HOT WATER TANK so you can wash dishes, do the laundry, and still have enough hot water for yourself! An OVERSIZED detached garage in the back with lane access, and a great sized back yard for everyone to enjoy. This home won't last long, come see it while you can!