

**234 MT ASSINIBOINE Place, Calgary T2Z 2N5**

MLS®#: **A2172161** Area: **McKenzie Lake** Listing Date: **10/12/24** List Price: **\$815,000**  
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1997**  
Lot Information  
 Lot Sz Ar: **5,726 sqft**  
 Lot Shape:

Finished Floor Area

Abv Sqft: **2,081**  
 Low Sqft:  
 Ttl Sqft: **2,081**

DOM

**10**  
Layout  
 Beds: **3 (3 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Low Maintenance Landscape,Landscaped,Rectangular Lot**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Balcony,Private Yard**

Construction: **Stucco,Wood Frame**  
 Flooring: **Carpet,Ceramic Tile,Hardwood,Laminate**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Range,Freezer,Garage Control(s),Microwave,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **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)**

Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	10`0" x 14`0"
Breakfast Nook	Main	10`6" x 11`7"
Laundry	Main	5`6" x 8`5"
Bedroom	Upper	10`0" x 10`9"
Bonus Room	Upper	11`9" x 12`7"
Game Room	Basement	13`3" x 21`5"

Room	Level	Dimensions
Kitchen	Main	11`5" x 12`6"
Living Room	Main	14`1" x 17`0"
Bedroom - Primary	Upper	13`0" x 13`4"
Bedroom	Upper	11`1" x 11`9"
Family Room	Basement	14`5" x 14`6"
Office	Basement	9`6" x 11`0"

Furnace/Utility Room  
4pc Ensuite bath  
3pc Bathroom

Basement  
Upper  
Basement

9'0" x 9'7"  
7'5" x 13'6"  
7'0" x 11'0"

2pc Bathroom  
4pc Bathroom

Main  
Upper

5'0" x 5'0"  
5'0" x 7'5"

Legal/Tax/Financial

Title:  
Fee Simple  
Legal Desc:

9412299

Zoning:  
R-CG

Remarks

Pub Rmks:

**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!**

Inclusions:  
Property Listed By:

Basement chest freezer, alarm system  
CIR Realty

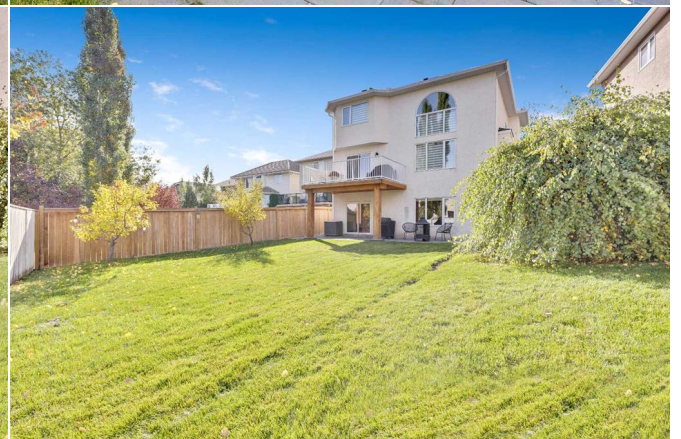
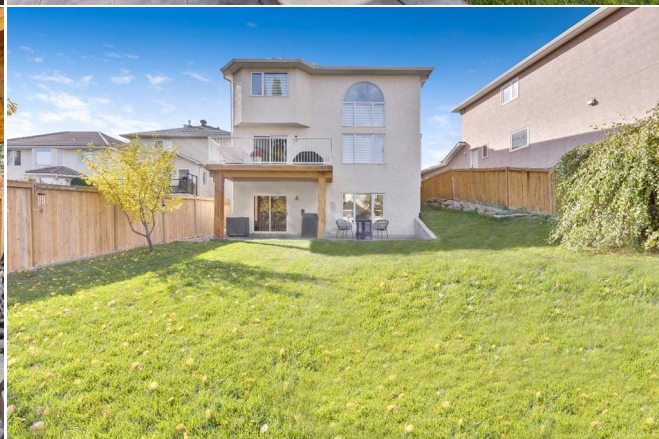
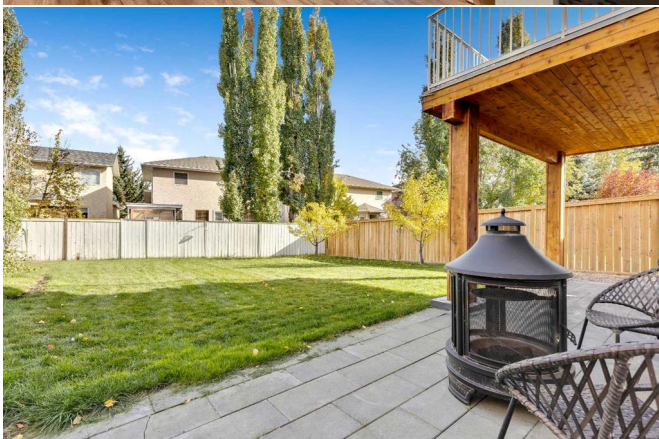
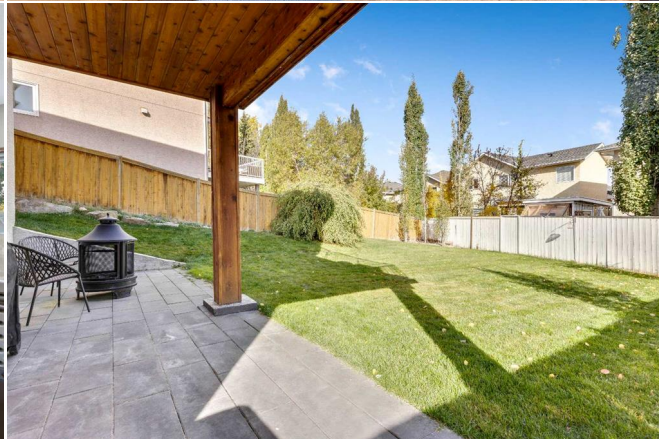
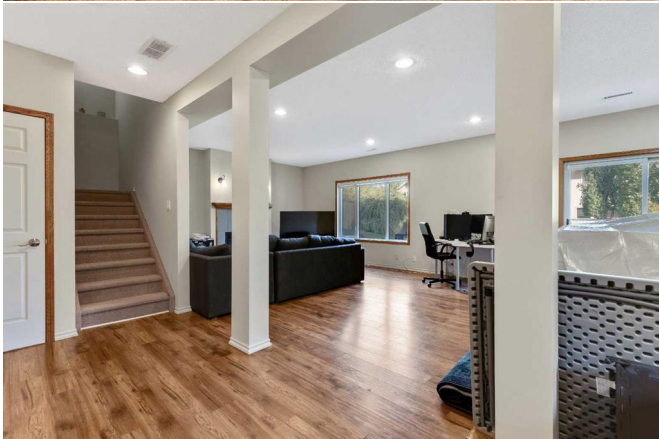
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**

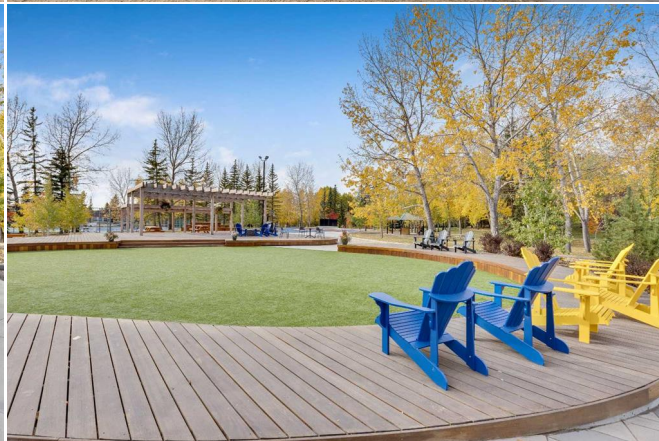
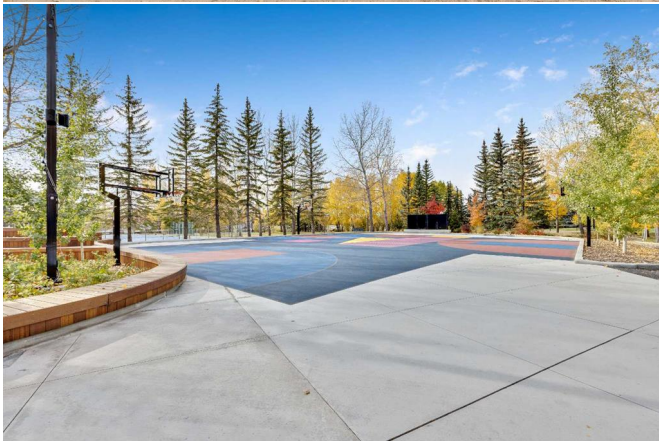














GROSS AREA 234 Mt Assiniboine Place SE - Calgary  
 MAIN LEVEL: 1026.25 SqFt, UPPER LEVEL: 1095.6 SqFt  
 BASEMENT: 1008 SqFt, GARAGE: 414.44 SqFt  
 TOTAL: 2081.85 SqFt