



THE
A-TEAM

**RE/MAX
FIRST**

234 MT ASSINIBOINE Place, Calgary T2Z 2N5

MLS®#: **A2172161**

Area: **McKenzie Lake**

Listing Date: **10/12/24**

List Price: **\$815,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1997**

Finished Floor Area

Abv Sqft: **2,081**

Low Sqft:

Ttl Sqft: **2,081**

Lot Information

Lot Sz Ar: **5,726 sqft**

Lot Shape:

DOM

40

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**

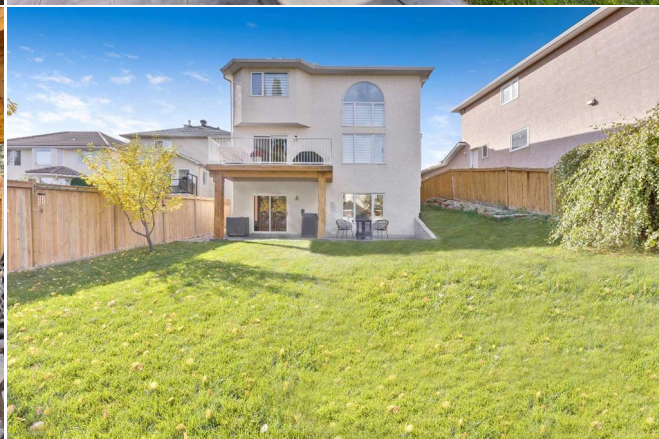
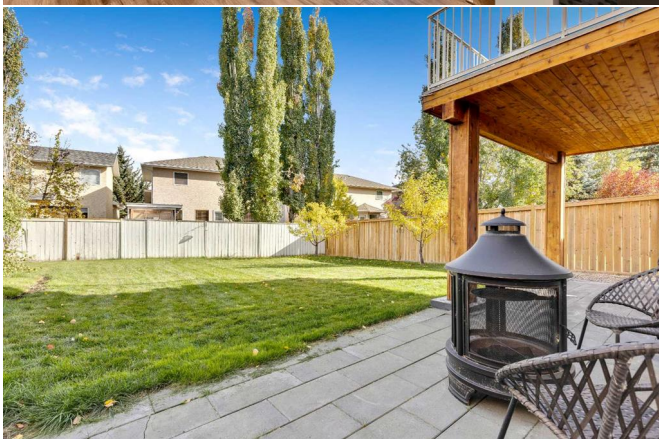
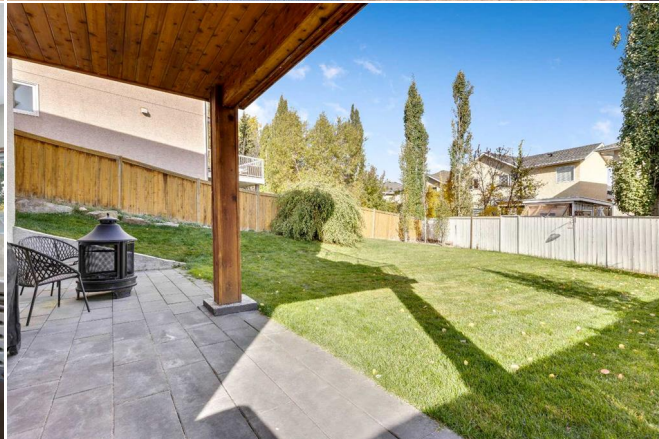
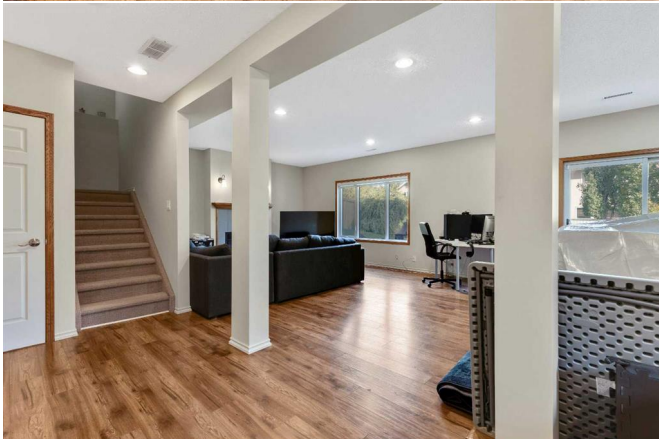
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

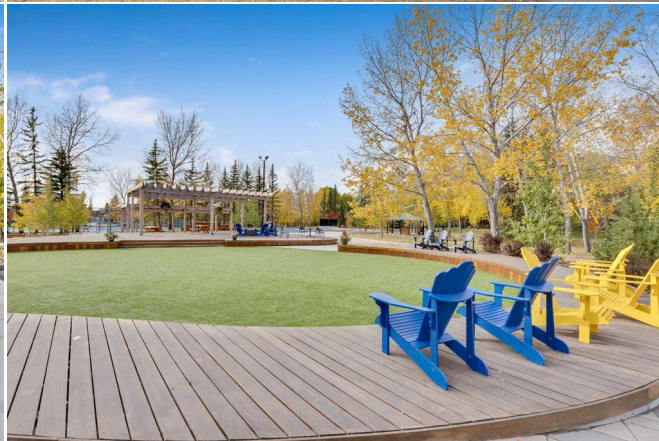
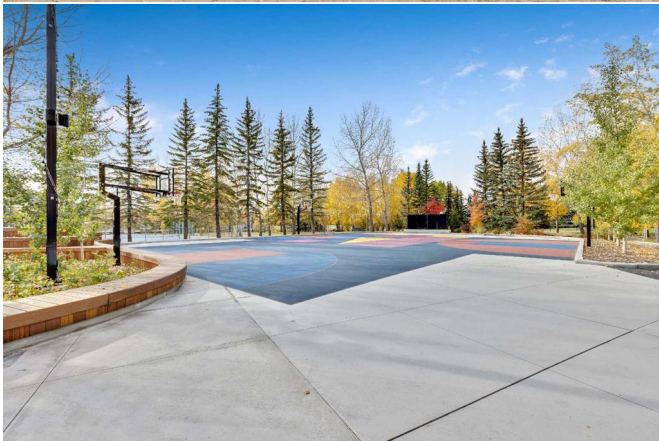














GROSS AREA 234 Mt Assiniboine Place SE - Calgary
 MAIN LEVEL: 1026.25 Sqft, UPPER LEVEL: 1055.6 Sqft
 BASEMENT: 1208 Sqft, GARAGE: 414.04 Sqft
 TOTAL: 2081.85 Sqft

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