



THE
A-TEAM

**RE/MAX
FIRST**

172 MT ALLAN Circle, Calgary T2Z 2S5

MLS®#: **A2184269**

Area: **McKenzie Lake**

Listing Date: **01/17/25**

List Price: **\$499,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1995**

Lot Information

Lot Sz Ar: **3,573 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,010**
Low Sqft:
Ttl Sqft: **1,010**

DOM

5
Layout
Beds: **3 (3)**
Baths: **3.0 (3 0)**
Style: **3 Level Split**

Parking

Ttl Park: **4**
Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Landscaped**
Park Feat: **Off Street**

Utilities and Features

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

Construction: **Vinyl Siding**
Flooring: **Laminate,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Range Hood,Refrigerator,Washer/Dryer**
Int Feat: **High Ceilings,No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	12`5" x 10`2"
Living Room	Main	14`10" x 12`3"
4pc Ensuite bath	Second	9`9" x 4`11"
Bedroom	Second	9`10" x 11`9"
3pc Bathroom	Lower	8`2" x 5`9"
Exercise Room	Lower	13`4" x 14`6"

Room	Level	Dimensions
Kitchen	Main	8`8" x 10`0"
4pc Bathroom	Second	5`0" x 7`8"
Bedroom	Second	9`9" x 8`10"
Bedroom - Primary	Second	10`9" x 13`8"
Game Room	Lower	19`11" x 21`10"
Storage	Lower	11`5" x 9`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9412544

Zoning:
R-CG

Remarks

Pub Rmks: **Welcome to this beautifully updated four-level split, offering 1,930 sq. ft. of thoughtfully designed living quarters across all levels. Combining style and functionality, this home boasts an inviting open-concept main floor with vaulted ceilings that create a bright and airy atmosphere. The upgraded white kitchen is a standout feature, showcasing modern granite countertops, a white tile backsplash, and a sleek stainless steel sink. Newer stainless steel appliances add both convenience and a contemporary touch, while updated laminate flooring throughout the main and third levels enhances the home's appeal. On the third level, a spacious family room provides the perfect space for relaxing or entertaining. It features an electric fireplace, two large windows that bring in natural light, and a convenient three-piece bathroom. The upper level offers three generously sized bedrooms and two full bathrooms, including a primary suite with room for a king-sized bed and a four-piece ensuite for added comfort. The fourth level includes a finished multipurpose room, ideal as a games room or an additional bedroom (window not to code for bedroom use). Throughout the home, modern paint colors and stylish finishes tie everything together beautifully. Step outside to the fenced backyard, complete with a deck for outdoor enjoyment. The home is situated on a lovely tree-lined street and conveniently located close to Mountain Park School (grades 5-9), this home is a perfect fit for families or anyone seeking a balance of modern updates and timeless charm. Ideal home for the first time buyer with a growing family.**

Inclusions: **None**
Property Listed By: **Century 21 Bamber Realty LTD.**

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







