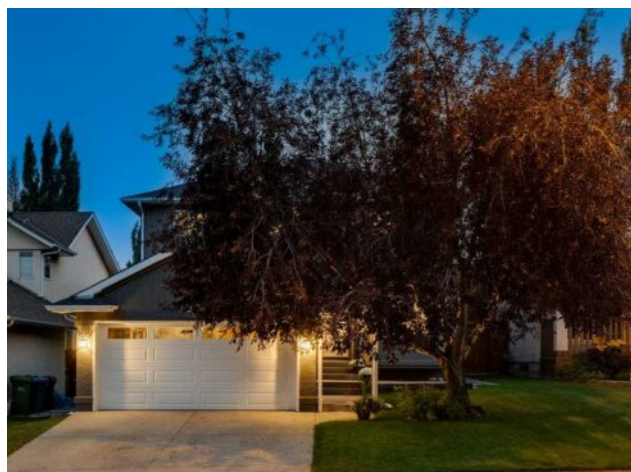


274 Mt Assiniboine Place SE
Calgary, Alberta

MLS # A2252261



\$824,900

Division:	McKenzie Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,010 sq.ft.	Age:	1996 (29 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Few Trees, Landscaped		

Heating: Forced Air, Natural Gas

Floors: Ceramic Tile, Hardwood

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Stucco, Wood Frame

Foundation: Poured Concrete

Features: Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: Air conditioner

Introducing 274 Mt Assiniboine Place SE. This Updated and well maintained two-storey home offer's over 3,000 sq. ft. of versatile living space in the desirable lake community of McKenzie Lake. Situated on a quiet cul-de-sac, this residence features thoughtful updates and a functional layout designed for family living and entertaining. The main floor highlights a bright living room, formal dining area, and an updated kitchen with an adjoining breakfast nook overlooking the backyard. Upstairs, the spacious primary suite includes a 4-piece ensuite and ample closet space, complemented by three additional bedrooms and a full bath. The fully developed basement enhances your living space with a generous recreation room, ample storage, and versatile areas that can be tailored to your lifestyle. Notable upgrades include a high-efficiency furnace, central air conditioning, updated bathrooms, new shingles, and inviting outdoor living spaces with a front patio and rear deck. The private backyard offers mature trees, the south deck ideal for relaxing or entertaining, and a dedicated garden area for those with that green thumb. A double attached garage provides everyday convenience. With schools, parks, pathways, shopping, and quick access to Deerfoot and Stoney Trail nearby, this home delivers exceptional comfort and value in a fantastic location. Lake living at its finest!!