



GRASSROOTS

REALTY GROUP

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**274 Mt Assiniboine Place SE
Calgary, Alberta**

MLS # A2274764



\$750,000

Division:	McKenzie Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,010 sq.ft.	Age:	1996 (30 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

Water: -

Floors: Vinyl Plank

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Stucco, Wood Frame

Zoning: R-CG

Foundation: Poured Concrete

Utilities: -

Features: Walk-In Closet(s)

Inclusions: None

Welcome to 274 Mt Assiniboine Place SE, a beautifully maintained and thoughtfully updated two-story home nestled on a quiet cul-de-sac in the highly sought-after lake community of McKenzie Lake. Offering over 3,000 sq. ft. of developed living space, this exceptional property combines comfort, functionality, and timeless appeal for today's modern family. Designed with both everyday living and entertaining in mind, the main level features bright and inviting principal rooms, including a spacious living room, formal dining area, and an updated kitchen complete with quartz countertops, refreshed cabinetry, and ample workspace. The adjoining breakfast nook provides the perfect setting for morning coffee while overlooking the sun-filled, south-facing backyard. Upstairs, the expansive primary retreat offers a private 4-piece ensuite and generous closet space. Three additional bedrooms and a full bathroom provide plenty of room for growing families or those working from home. The fully developed lower level adds valuable living space with a large recreation room, abundant storage, and flexible areas that can easily accommodate a home gym, media room, playroom, or hobby space. Pride of ownership is evident throughout, with numerous upgrades including a high-efficiency furnace, hot water tank, central air conditioning, updated bathrooms featuring quartz countertops, and newer shingles. Step outside to your private backyard oasis, where mature landscaping, a brand-new composite deck, and dedicated garden space create the ideal setting for outdoor entertaining, summer gatherings, or simply relaxing in the sunshine. A double attached garage adds convenience and practicality. Ideally located close to schools, parks, pathways, shopping, and major commuter routes including Deerfoot Trail and Stoney Trail, this home also offers access to

one of Calgary's most desirable lake communities, where year-round recreation and a true sense of community await.