



**GRASSROOTS**

REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**63 Mt Assiniboine Circle SE  
Calgary, Alberta**

**MLS # A2307725**



**\$889,000**

|                  |                                   |               |                   |
|------------------|-----------------------------------|---------------|-------------------|
| <b>Division:</b> | McKenzie Lake                     |               |                   |
| <b>Type:</b>     | Residential/House                 |               |                   |
| <b>Style:</b>    | Bungalow                          |               |                   |
| <b>Size:</b>     | 1,557 sq.ft.                      | <b>Age:</b>   | 1994 (32 yrs old) |
| <b>Beds:</b>     | 4                                 | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Insulated |               |                   |
| <b>Lot Size:</b> | 0.15 Acre                         |               |                   |
| <b>Lot Feat:</b> | Back Yard, Pie Shaped Lot         |               |                   |

|                    |                                |                   |      |
|--------------------|--------------------------------|-------------------|------|
| <b>Heating:</b>    | Fireplace(s), Forced Air       | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                           | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stucco, Wood Frame             | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                | <b>Utilities:</b> | -    |

**Features:** Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Skylight(s), Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

**Inclusions:** Hot tub

Welcome to this bright and beautifully designed bungalow in the sought-after community of McKenzie Lake. Set on a pie-shaped lot with a private, west-facing backyard, this home offers an inviting blend of space, light, and everyday comfort. Step inside to soaring vaulted ceilings and a skylight that fills the main living area with natural light. The spacious living room is anchored by large windows, with easy access to the adjacent dining area and kitchen, creating an ideal setting for hosting family and friends. The kitchen is both stylish and functional, featuring granite countertops, a central island, ample cabinetry, and breakfast bar seating, perfect for casual mornings or entertaining. From here, step out onto the balcony and enjoy sunny southwest-facing evenings. The main floor includes two bedrooms, highlighted by a generous primary suite with a walk-in closet and a 4-piece ensuite complete with a soaker tub and separate shower. A convenient 2-piece bath and direct access to the insulated double attached garage complete this level. Downstairs, the fully finished walkout basement expands your living space with a large family and recreation area, an electric fireplace, and a wet bar that's ready for entertaining. Two additional bedrooms, a full 4-piece bathroom, and a dedicated laundry room offer flexibility for guests and family. The walkout level opens directly onto a lower deck, creating a great extension of your living space for gatherings or quiet evenings. Outside, the private backyard provides a quiet escape with room to relax or garden, and even includes a hot tub, perfect for unwinding at the end of the day. With its west-facing exposure, this outdoor space is ideal for enjoying afternoon sun and evening sunsets. Located in a well-established, amenity-rich community, you are just minutes from golf, nearby schools, parks, and scenic pathways, with Fish Creek

Park only a short 15-minute drive away. McKenzie Lake is known for its welcoming atmosphere and year-round recreational opportunities, making it a fantastic place to call home. Don't miss your opportunity to see this unique and welcoming home, schedule your private showing today!