



**268 Mt Brewster Circle SE  
Calgary, Alberta**

**MLS # A2312971**



**\$680,000**

<b>Division:</b>	McKenzie Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,916 sq.ft.	<b>Age:</b>	1998 (28 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Wood	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Skylight(s), Storage, Walk-In Closet(s)		

**Inclusions:** Hottub is negotiable. window coverings are included

(OPEN HOUSE SUNDAY 31ST OF MAY 1-3) LAKE COMMUNITY! STEPS FROM FISH CREEK! Welcome to 268 Mt Brewster Circle SE. From the moment you walk in, the main floor feels bright, inviting, and functional, with large windows, warm wood-toned flooring, and an open layout that connects the living room, dining area, and kitchen with ease. The kitchen offers stainless steel appliances (Fridge 2024) ample cabinetry, a central island with seating, and a sunny breakfast nook overlooking the backyard. The main living area is designed for everyday comfort, featuring a cozy fireplace, generous seating space, and great natural light throughout. Upstairs starts with brand new carpet (May 2026), leading to three well-sized bedrooms, including a spacious primary retreat with a walk-in closet and ensuite featuring a jetted tub. A versatile upper bonus/flex area adds even more usable space for a home office, play area, reading nook, or second TV space. The finished lower Level has new carpet and paint (May 2026) expanding the home even further, offering additional recreation space, a fourth bedroom, and a full bathroom. Main-floor laundry, and an attached double garage. The fenced (painted 2024) backyard is built for enjoying Calgary summers, with a large deck (built 2023), mature trees, and firepit area. Located in McKenzie Lake, this home offers access to one of southeast Calgary's most desirable communities, known for its lake lifestyle, parks, pathways, schools, shopping, and family-friendly feel. You're also close to nearby green spaces and playgrounds, with Fish Creek Provincial Park just steps away for walking, biking, and year-round outdoor enjoyment.