



## 234 Mt Assiniboine Place Calgary Alberta

\$815,000

Discover an incredible opportunity to own this beautifully updated 3-bedroom home in the highly sought-after, Four Seasons Lake community, McKenzie Lake. This fully finished walk-out residence offers over 3,000 square feet of developed living space, perfect for families and entertaining alike. Upon entering, you'll be greeted by a bright and open layout featuring a versatile dining room/den at the front and soaring 2-storey ceilings in the great room. The gourmet kitchen boasts upgraded stainless steel appliances and elegant quartz countertops, making it a chef's dream. Hardwood floors extend throughout the main level, complemented by cozy fireplaces in both the living room and basement family room, creating inviting spaces for relaxation. Upstairs, the primary suite is a true retreat, complete with a walk-in closet and a luxurious four-piece ensuite featuring a jetted tub. Two additional spacious bedrooms, a four-piece bathroom, and a bonus room (which could potentially be converted to a fourth bedroom) provide ample space for family and guests. The walk-out basement showcases a large recreation room perfect for entertainment and an office ideal for remote work. Step outside to enjoy the expansive, private yard which is the perfect place to retreat and enjoy a morning coffee or evening drink after a long day at work. Recent upgrades include triple-pane windows (2021) with remote-controlled blinds on the main floor, a new garage door (2024), a new furnace and hot water tank (2019), and a new 25-year asphalt roof (2015). The washer and dryer were also recently updated in 2024. This home has been meticulously maintained and is ready for you to move in. Located on a cul-du-sac in a family-friendly neighborhood with wonderful neighbors, this property truly has it all. Be sure to check out the virtual tour for a walkthrough of this beautiful home! (id:6769)

Family room 14.42 Ft x 14.50 Ft

Recreational, Games room 13.25 Ft x 21.42 Ft

Office 9.50 Ft x 11.00 Ft

Furnace 9.00 Ft x 9.58 Ft

3pc Bathroom 7.00 Ft x 11.00 Ft

Dining room 10.00 Ft x 14.00 Ft

Laundry room 5.50 Ft x 8.42 Ft

2pc Bathroom 5.00 Ft x 5.00 Ft

Primary Bedroom 13.00 Ft x 13.33 Ft

Bedroom 10.00 Ft x 10.75 Ft

Bedroom 11.08 Ft x 11.75 Ft

Bonus Room 11.75 Ft x 12.58 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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Kitchen

11.42 Ft x 12.50 Ft

Breakfast

10.50 Ft x 11.58 Ft

Living room

14.08 Ft x 17.00 Ft

4pc Bathroom

7.42 Ft x 13.50 Ft

4pc Bathroom

5.00 Ft x 7.42 Ft