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REALTY GROUP

587-899-3773
justin@realtyaces.ca

304 Mt Brewster Circle SE
Calgary, Alberta

MLS # A2288906

$734,900

Division:	McKenzie Lake
Type:	Residential/House
Style:	2 Storey
Size:	1,922 sq.ft.
Age:	1999 (27 yrs old)
Beds:	3
Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Concrete Driveway, Double Garage Attached
Lot Size:	0.10 Acre
Lot Feat:	Back Lane, Front Yard, Landscaped, Pie Shaped Lot, Street Lighting

Heating:	Forced Air, Natural Gas		**Water:**	-
Floors:	Ceramic Tile, Hardwood, Laminate		**Sewer:**	-
Roof:	Asphalt Shingle		**Condo Fee:**	-
Basement:	Full		**LLD:**	-
Exterior:	Stone, Vinyl Siding		**Zoning:**	R-CG
Foundation:	Poured Concrete		**Utilities:**	-
Features:	Breakfast Bar, Granite Counters, No Animal Home			

Inclusions:	Hot Tub and Accessories

Welcome to this beautiful 2-storey home at 304 Mt. Brewster Circle SE, perfectly situated on a massive, landscaped pie-shaped lot in the premier lake community of McKenzie Lake. Spanning over 1,921 square feet of functional living space, this residence features three spacious upper-level bedrooms, including a primary retreat with a private 4pc ensuite. The bonus area upstairs is a terrific spot that offers lots of options to use the space! The heart of the home is a bright, open main floor boasting hardwood and tile flooring, a cozy family room with a gas fireplace, and a kitchen equipped with granite counters and a breakfast bar. This home is future-ready with solar panels, and a private backyard oasis complete with a deck and a relaxing hot tub. Enjoy an unparalleled lifestyle with exclusive year-round lake access for swimming, boating, skating, and tennis at the community clubhouse. Families will appreciate being within walking distance to excellent schools like McKenzie Lake School and Mountain Park School, while the nearby shopping hubs of 130th Avenue and McKenzie Towne High Street offer every amenity imaginable. With quick access to Deerfoot Trail and Stoney Trail, this home offers the perfect balance of quiet suburban living and easy city commuting. For more information, photos, and a guided 360 tour, click the links below!