

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

**MLS # A2310185**



**\$859,000**

<b>Division:</b>	McKenzie Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,937 sq.ft.	<b>Age:</b>	1995 (31 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Rectangular		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** Napoleon BBQ, Green Egg Smoker, Outside bar fridge, sprinkler system

Welcome to this beautifully maintained detached 4-bedroom home in the highly sought-after lake community of McKenzie Lake &mdash; offering the perfect blend of comfort, lifestyle, and exceptional indoor-outdoor entertaining. Designed with both everyday living and hosting in mind, the heart of the home features a spacious open-concept layout with a large central island, gas stove, and inviting living spaces ideal for gathering with family and friends. The fully developed open basement provides outstanding additional living space, perfect for movie nights, a games area, home gym, or children's playroom. Step outside to your own private backyard oasis. Professionally landscaped and surrounded by mature trees for added privacy, this incredible outdoor space showcases a built-in outdoor kitchen, Napoleon BBQ, Green Egg smoker, and a custom fireplace &mdash; creating the ultimate setting for entertaining year-round. Enjoy all the benefits of McKenzie Lake living, including year-round access to swimming, boating, fishing, skating, and scenic walking paths. Ideally located within walking distance to two elementary schools and just steps from the pathways of Fish Creek Park. Additional updates and features include: Poly-B plumbing professionally removed Newer furnace Central air conditioning Newer hot water tank This exceptional property offers the rare opportunity to enjoy premium outdoor living and an unbeatable family lifestyle in one of Calgary's most desirable lake communities.