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99 Mt Allan Circle
Calgary, Alberta

MLS # A2342520

$509,900

Division:	McKenzie Lake		
Type:	Residential/House		
Style:	Bi-Level		
Size:	808 sq.ft.	**Age:**	1996 (30 yrs old)
Beds:	3	**Baths:**	2
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Private		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Open Floorplan, Stone Counters, Storage, Tankless Hot Water		

Inclusions: N/A

RENOVATED, BEAUTIFULLY MAINTAINED & TRULY MOVE-IN READY! Welcome to this charming 3-bedroom, 2-bathroom bi-level ideally situated on a quiet, tree-lined crescent. You’ll appreciate the thoughtful renovations. The main level offers a bright, open-concept layout with vaulted ceilings, luxury vinyl plank flooring and an abundance of natural light. The spacious living room flows effortlessly into the dining area and beautifully updated kitchen, creating the perfect space for entertaining family and friends. The kitchen features refinished lacquered cabinetry, Corian countertops and quality appliances, including a Bosch dishwasher. The generous primary bedroom offers a walk-in closet and a large south-facing window, filling the room with sunshine throughout the day. The second bedroom is also a great size and easily accommodates a queen-size bed. A beautifully renovated 4-piece bathroom with a deep soaker tub completes the main level. Downstairs, you’ll find a spacious family room with a gas fireplace and large windows that fill the space with natural light. The lower level also features a generous third bedroom, a renovated 4-piece bathroom with a deep soaker tub, a convenient laundry area, and plenty of storage space. Step outside to the beautifully landscaped south facing backyard, complete with plenty of room to enjoy the outdoors. The standout feature is the impressive oversized double detached garage, which has been fully drywalled and insulated, features a new roof, 220V electrical service and a gas-line rough-in ready for a future heater. Whether you need room for vehicles, toys, hobbies or a workshop, this garage delivers! The extensive list of updates includes a new roof on the home (2020), new garage roof (2026), designer paint, updated plumbing and light fixtures, on-demand hot water tank, and complete removal

and replacement of the Poly-B plumbing with PEX. This is a truly special home that combines style, comfort, extensive renovations and an unbeatable location. With a park and playground just up the street, excellent access to schools and all the amenities McKenzie Lake has to offer, this home checks all the boxes. Beautifully updated, exceptionally maintained and ready for its next owner—this is one you won’t want to miss! Shows 10/10!

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