# \$599,900 - 91 Mt Allan Circle Se, Calgary

MLS® #A2206719

# \$599,900

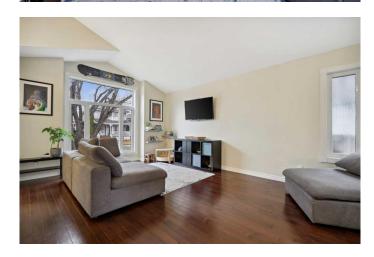
3 Bedroom, 2.00 Bathroom, 1,011 sqft Residential on 0.08 Acres

McKenzie Lake, Calgary, Alberta

Today's Believe it or Not! A wonderful family home with modern updates, soaring high vaulted ceilings, and a bright, sunny bungalow design, featuring a great room at the front, a large primary bedroom at the rear, a second main-floor bedroom, and an open kitchen with a nook area. WOW! You'll also love the great location - just steps from the park, tot lot, shopping, and schools! The kitchen features classic maple shaker-style doors and cabinets, quartz, stainless steel appliances, a side window, vaulted ceilings, and a peninsula Island with an undermount stainless steel sink. The nook area is large and overlooks the kitchen and the south-facing rear yard. In addition... The lower level has been recently updated, and the great room features an upgraded electric fireplace with an entire stone-faced wall and ample space for entertaining. Additionally, the property features a full bathroom, a bedroom, a laundry room, and a craft room. You'll also notice other upgrades, including hardwood floors, modern wall colors, air conditioning, and numerous updates. Such as, all poly-b removed, windows (25 yr warranty), doors, baseboards & trims, interior doors, and bathrooms remodeled, light and plumbing fixtures, recessed lighting, hot water tank, A/C, insulated and heated detached garage. June possession date available. Call your friendly REALTOR(R) to book a viewing!







# **Essential Information**

MLS® # A2206719 Price \$599,900

Bedrooms 3
Bathrooms 2.00

Full Baths 2

Square Footage 1,011
Acres 0.08
Year Built 1995

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

# **Community Information**

Address 91 Mt Allan Circle Se

Subdivision McKenzie Lake

City Calgary
County Calgary
Province Alberta
Postal Code T2Z 3M2

# **Amenities**

Amenities Playground

Parking Spaces 1

Parking Garage Faces Rear, Heated Garage, Single Garage Detached

# of Garages 1

#### Interior

Interior Features Vaulted Ceiling(s)

Appliances Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s),

Range Hood, Refrigerator, Washer/Dryer, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Great Room, Stone

Has Basement Yes

Basement Finished, Full

### **Exterior**

Exterior Features Private Yard, Rain Gutters

Lot Description Back Lane, Landscaped, Level, Low Maintenance Landscape,

Rectangular Lot, Fruit Trees/Shrub(s)

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed March 28th, 2025

Days on Market 6

Zoning R-CG

HOA Fees Freq. ANN

# **Listing Details**

Listing Office Jayman Realty Inc.

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