

\$550,000 - 225 Mt Allan Circle Se, Calgary

MLS® #A2171590

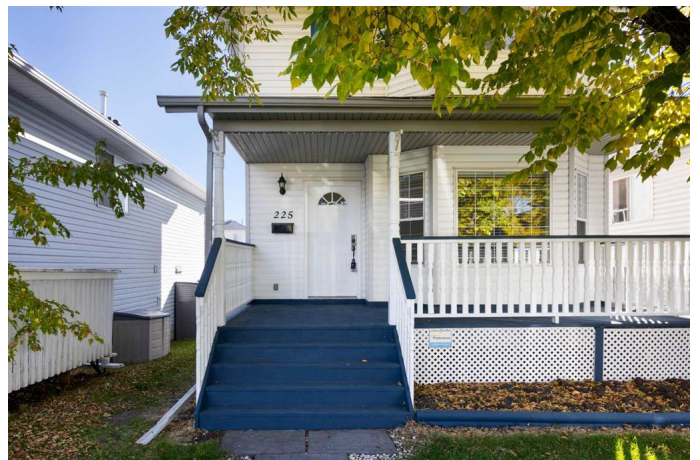
\$550,000

4 Bedroom, 3.00 Bathroom, 1,340 sqft

Residential on 0.08 Acres

McKenzie Lake, Calgary, Alberta

Discover your dream home in the heart of the highly desirable, family friendly community of McKenzie Lake! This charming and fully developed 4 bedroom, 2.5 bathroom residence seamlessly blends perfect family living with inviting curb appeal, featuring a lovely front porch that welcomes you inside. Step into the main level where laminate flooring flows throughout. Youâ€™ll find a cozy great room thatâ€™s perfect for relaxation and entertaining, along with a convenient half bath. The spacious kitchen offers ample cabinetry, a walk-in pantry, and a central island, plus a cozy nook area ideal for casual dining. Upstairs, youâ€™ll find two well-sized bedrooms and a large primary suite, complete with a walk-in closet and a 3 piece ensuite bathroom. An additional 4 piece bathroom completes this level. The fully developed basement enhances your living space, featuring a fourth bedroom, a comfortable entertainment area, and a dedicated laundry and utility room. Enjoy outdoor living on the expansive back deck or unwind on the charming front porch. The oversized double garage adds extra convenience. Freshly painted throughout, with the fence and deck recently updated, this home is in excellent condition. Additional highlights include a hot water tank replaced two years ago, roof shingles that are seven years old, and new countertops and hardware in the kitchen. Donâ€™t miss this incredible opportunity to own a move-in-ready home that has



everything you need. Conveniently located near parks, schools, all amenities, and with easy access to Deerfoot and Stoney Trail, this home is well maintained and perfect for a first-time buyer or investor.

Built in 1995

Essential Information

MLS® #	A2171590
Price	\$550,000
Sold Price	\$547,500
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,340
Acres	0.08
Year Built	1995
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	225 Mt Allan Circle Se
Subdivision	McKenzie Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 2S2

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Kitchen Island, Pantry, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood,

	Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Lighting
Lot Description	Back Lane, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 9th, 2024
Date Sold	November 8th, 2024
Days on Market	30
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Landan Real Estate
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