

**Detached 16 MT ASSINIBOINE CI SE**

**Active**

List Price: **\$724,800**



**Detached**  
 Area: **Calgary**  
 Community: **McKenzie Lake 335**  
 Type: **Detached**  
 Style: **2 Storey**  
 Legal Plan: **9312430** Blk: **21**  
 Linc #: **0025809203**  
 List Date: **11/13/2015**

MLS@#: **C4039579**  
 Postal Code: **T2Z 2N4**  
 Zone: **Zone D**  
 Year Built: **1996**  
 Condo Type: **Not a Condo**  
 Lot: **85**  
 DOM: **0**

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Title to Land: **Fee Simple**  
 Ownership: **Private**  
 Exclusion: **No** SRR: **No** Disc: Conform:  
 Restrictions: **Restrictive Covenant-Building Design/Size**  
 Possession: **/NEG**

**Very impressive two-storey home on a quiet street in charming McKenzie Lake. Spacious main floor with open concept living area, immaculate, on-site finished, oak hardwood flooring, elegant fireplace. Gorgeous kitchen with beautiful granite counters, undermount sink, impressive custom cabinetry, breakfast nook, corner pantry & stainless steel appliances. There's also a nearby office/den. Ascend the curved staircase & you'll find comfortable new carpet, an exceptional master bedroom complete with walk-in-closet & ensuite with lavish tub, along with two good sized bedrooms, full bath & laundry room. The fully developed lower-level walkout showcasing brand new carpet, a 4th bedroom, huge recreation room & a second kitchen with eating area. Attached double garage also allows room for 2 vehicles & more storage. Only minutes to the McKenzie Meadows golf course, the Bow river & the pathways of Fish Creek Park. Walking distance to great schools, McKenzie Lake & much more. Definitely worth seeing!**

		Rooms								
	1 Pc	2 Pc	3 Pc	4 Pc	5 Pc	6 Pc	Level	Mtr2	SqFt	Finish Lvl:
Baths:	0	0	2	1	0	0	Main:	108.79	1,171	3
EnSt Bth:		0	0	1	0	0	Upper:	90.02	969	
Bdrms Abv:	3	4					Above Grade:	90.02	969	
Rms Abv:	7	F/B Baths: 4/0					Lower:	79.99	861	
							Below Grade:	79.99	861	
							Total A.G.	198.72	2,139	

  

Room Type	Dimensions/M	Dimensions/Ft	Level
<b>Kitchen</b>	4.09 x 3.78	13'5"X12'5"	Main
<b>Living Rm</b>	5.74 x 3.63	18'10"X11'11"	Main
<b>Mstr Bed</b>	4.55 x 4.29	14'11"X14'1"	Upper
<b>Bedroom</b>	3.17 x 2.79	10'5"X9'2"	Lower
<b>Family Rm</b>	6.2 x 4.7	20'4"X15'5"	Lower

  

Room Type	Dimensions/M	Dimensions/Ft	Level
<b>Dining Rm</b>	2.9 x 2.79	9'6"X9'2"	Main
<b>Den</b>	3.48 x 2.69	11'5"X8'10"	Main
<b>Bedroom</b>	3.71 x 3.12	12'2"X10'3"	Upper
<b>Kitchen</b>	3.48 x 3	11'5"X9'10"	Lower
<b>Bedroom</b>	3.71 x 3.12	12'2"X10'3"	Upper

Property Information

Fin FP/Rgh-In: <b>2</b>	FP Fuel: <b>Gas Only</b>
Heating: <b>Forced Air-1</b>	Roof Type: <b>Wood Shingles</b>
Heating Fuel: <b>Natural Gas</b>	Heat Fuel Desc: <b></b>
Construction: <b>Wood Frame</b>	Foundation: <b>Concrete</b>
Basement: <b>Full, Walkout</b>	Bsmt Dev: <b>Fully Finished, Suite</b>
Exterior: <b>Stucco</b>	
Features: <b>Deck</b>	
Site Influences: <b>Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, No Back Lane, Park/Reserve, Playground Nearby, Schools, Shopping Nearby, View Downtown</b>	
Goods Included: <b>Dishwasher-Built-In, Garage Opener, Refrigerator, Stove-Electric, Window Coverings-All</b>	
Flooring: <b>Carpet, Hardwood</b>	Lot Shape: <b>Rectangular</b>
Garage: <b>Yes</b>	TTL: <b>469.00 m2</b>
Garage SqFt: <b></b>	Frntg X Depth: <b>13.4</b>
Parking: <b>4/Double Garage Attached</b>	Enclosed Prk: <b>2</b>
Road Access: <b></b>	Land Use: <b>R-C1</b>
Front Exposure: <b>Southwest</b>	Tax Amt/Yr: <b>\$3,622/2015</b>
# Parcels: <b></b>	LI: <b>11</b>
Acres Wtr Rghts: <b></b>	
HOA: <b>No</b>	Total Acres: <b>0.00</b>

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED