

199 Mt Brewster Circle SE  
Calgary, Alberta

MLS # A2292543



## \$799,900

<b>Division:</b>	McKenzie Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,092 sq.ft.	<b>Age:</b>	2000 (26 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Interior Lot, Low Maintenance Landscape, No Back Lane, See R		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Open Floorplan, Pantry		

**Inclusions:** Deep freezer, wine rack shelves in cold room

This STUNNING 2,092 sq. ft. two-storey family home is the ultimate retreat, nestled on a peaceful CULDESAC directly across from a very private GREENSPACE! Original Owners - First Time on the Market! Perfectly designed for modern family living, this home offers bright, open-concept spaces and thoughtful features throughout. The main floor greets you with an inviting layout, highlighted by a generous HOME OFFICE, a spacious kitchen ideal for cooking and gathering, and expansive living areas that flow seamlessly for everyday comfort or effortless entertaining. Upstairs, large bedrooms provide ample room for a growing family, complemented by a MASSIVE BONUS ROOM featuring a cozy fireplace—perfect for movie nights or relaxing evenings. The primary suite is a true retreat, boasting a huge walk-in closet and a luxurious 4-piece ensuite with a separate soaker tub, walk-in shower, and a skylight that floods the space with natural light. The fully finished basement elevates the home's appeal with a dedicated home theatre room, a large island perfect for casual entertaining or game nights, a versatile flex space that can serve as an open-concept guest bedroom, and a spacious laundry room with extra storage (including a deep freezer). A charming cold room WINE CELLAR awaits your collection. Outside, the standout feature is the expansive partial pie-shaped lot with beautiful, low-maintenance landscaping, offering plenty of room for kids to play, pets to roam, or adults to unwind in privacy. Location is everything in sought-after McKenzie Lake, one of Calgary's premier family communities. Enjoy quick access to the Bow River pathway system and the vast trails of Fish Creek Provincial Park—Alberta's largest urban provincial park—right nearby for biking, fishing, running, or peaceful walks. The neighbourhood's private lake community creates

an exceptional lifestyle, but what truly makes this home special is the street itself. This quiet, family-friendly cul-de-sac fosters an exceptionally tight-knit and welcoming space—where neighbours genuinely look out for one another, kids play freely together, and spontaneous gatherings, holiday celebrations, and casual chats over the fence are the norm. Residents describe it as the kind of place where everyone knows each other, creating a warm, supportive vibe that's rare to find. More than just a house, this move-in-ready gem offers a true family lifestyle on one of the most desirable, community-oriented streets in Calgary's premier mature neighbourhood. Don't miss your chance to become part of this special place and make it your home!