



THE
A-TEAM

**RE/MAX
FIRST**

261 MT ABERDEEN Close, Calgary T2Z 3N3

MLS®#: **A2143014**

Area: **McKenzie Lake**

Listing Date: **06/20/24**

List Price: **\$599,900**

Status: **Pending**

County: **Calgary**

Change: **-\$15k, 28-Jun**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1998**

Lot Information

Lot Sz Ar: **3,584 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,279**
Low Sqft:
Ttl Sqft: **1,279**

DOM

12
Layout
Beds: **4 (3 1)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Lawn,Low Maintenance Landscape,Other,Rectangular Lot,Treed**
Park Feat: **Double Garage Attached,Driveway,Garage Faces Front**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Lighting,Private Yard**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Range Hood,Refrigerator,Stove(s),Washer**
Int Feat: **Chandelier,Closet Organizers,Storage**
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	5`5" x 5`0"
2pc Bathroom	Main	2`11" x 7`5"
Kitchen	Main	8`11" x 8`7"
Living Room	Main	11`5" x 13`6"
Bedroom	Upper	9`1" x 12`2"
Bedroom - Primary	Upper	8`7" x 12`7"
Family Room	Basement	11`6" x 13`9"

Room	Level	Dimensions
Mud Room	Main	8`1" x 9`1"
Laundry	Main	6`0" x 5`2"
Dining Room	Main	7`9" x 10`11"
Bedroom	Upper	8`11" x 10`0"
5pc Bathroom	Upper	8`8" x 7`5"
Walk-In Closet	Upper	4`0" x 5`7"
Bedroom	Basement	8`0" x 9`3"

Storage	Basement	6`8" x 3`0"	Office	Basement	7`5" x 10`4"
Storage	Basement	4`10" x 4`9"	3pc Bathroom	Basement	7`10" x 6`0"
			Legal/Tax/Financial		

Title:	Zoning:
Fee Simple	R-C1N
Legal Desc:	9712646

Remarks

Pub Rmks: **Updated and renovated 2 storey home with a FULLY FINISHED BASEMENT and DOUBLE ATTACHED GARAGE in the sought after community of McKenzie Lake. Large tiled entrance takes you to both the main living area or to the upper floor. Beautiful hardwood flooring flows through the main level from the kitchen all the way to the living and dining rooms. Spacious kitchen with modern 2 toned cabinets complement the stainless steel appliances. An open concept living/dining area is found at the rear of the home where you will also find access to your SUNNY WEST FACING back yard. This home features neutral paint tones and stylish lighting fixtures throughout. Moving to the upper level where you will find plush newer carpet & you'll also discover the primary bedroom featuring a walk-in closet and a luxurious 5-piece bathroom, along with 2 additional bedrooms. The fully developed basement offers a spacious recreational room, an additional bedroom, a versatile den/office space, and is topped off with a 3-piece bathroom. Move in today and soak up the sun in your sunny backyard oasis, complete with a deck and stone patio!**

Inclusions: **N/A**
Property Listed By: **eXp Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











