



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**296 MT ABERDEEN Close, Calgary T2Z 3N4**

MLS® #: **A2156863**

Area: **McKenzie Lake**

Listing Date: **10/22/24**

List Price: **\$570,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1999**

Lot Information

Lot Sz Ar: **3,573 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,382**  
Low Sqft:  
Ttl Sqft: **1,382**

DOM

**30**  
Layout  
Beds: **3 (3 )**  
Baths: **3.0 (2 2)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard**  
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Pine Shake**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Other**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Refrigerator,Washer**  
Int Feat: **See Remarks**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	4`0" x 7`0"	Living Room	Main	11`11" x 19`2"
Kitchen	Main	7`10" x 14`1"	Dining Room	Upper	7`8" x 8`7"
Bedroom - Primary	Upper	13`4" x 13`10"	Bedroom	Upper	9`3" x 9`5"
Bedroom	Upper	9`3" x 11`11"	Family Room	Basement	11`5" x 15`5"
Flex Space	Basement	5`7" x 7`2"	Laundry	Basement	6`4" x 9`0"
Furnace/Utility Room	Basement	4`8" x 7`1"	Storage	Basement	3`10" x 5`4"
2pc Ensuite bath	Main	3`1" x 6`7"	4pc Bathroom	Basement	4`11" x 8`2"

4pc Ensuite bath	Upper	4`11" x 7`8"	2pc Bathroom Legal/Tax/Financial	Basement	6`4" x 9`0"
Title: <b>Fee Simple</b> Legal Desc:		Zoning: <b>R-C1N</b>			
	<b>9712646</b>		Remarks		
Pub Rmks:	<b>Charming Home with Front Porch and Double Garage in McKenzie Lake - This fully finished home offers outstanding value in sought-after community of McKenzie Lake, blending a versatile floorpan with the charm of a mature neighbourhood. The home features fresh paint, new carpet and is vacant for a quick possession. As you arrive, you'll be welcomed by a spacious front veranda that enhances the curb appeal and invites you to enjoy your morning coffee. Step inside to discover an open living room with plenty of natural light, thanks to its large west-facing windows. The bright white kitchen offers ample cabinetry and counter space and an island that can be expanded and opens seamlessly to the dining area for effortless entertaining. Upstairs, you'll find a large master suite with double closets and a private 4-piece ensuite. Two additional bedrooms share another 4-piece bathroom, ideal for family or guests. The fully finished basement expands your living space, featuring a generous family room, a 2-piece bath, laundry area, and plenty of storage. Outdoors, the fenced and landscaped yard offers privacy and the perfect setting for relaxation or entertaining on the large deck. Plus, the double garage provides ample room for vehicles and additional storage. Located in a friendly community with fantastic neighbours,- a well-established neighbourhood close to schools, parks, and shopping. Don't miss this opportunity! Schedule a viewing today and experience all this charming McKenzie Lake home has to offer.</b>				
Inclusions: Property Listed By:	<b>none RE/MAX First</b>				

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





















