



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS® #: **A2163426**      Area: **McKenzie Lake**      Listing Date: **09/06/24**      List Price: **\$595,000**  
 Status: **Pending**      County: **Calgary**      Change: **None**      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: **1,540**  
 Low Sqft:  
 Ttl Sqft: **1,540**

DOM

**13**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Fruit Trees/Shrub(s),Front Yard,Lawn,Landscaped,Level,Rectangular Lot**  
 Park Feat: **Double Garage Detached**

Utilities and Features

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

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Breakfast Bar,Kitchen Island,No Animal Home,No Smoking Home,Skylight(s),Storage,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>		<b>Dining Room</b>	<b>Main</b>	<b>11`7" x 13`9"</b>
<b>Kitchen</b>	<b>Main</b>	<b>9`4" x 17`10"</b>	<b>Living Room</b>	<b>Main</b>	<b>11`11" x 18`3"</b>
<b>4pc Bathroom</b>	<b>Second</b>		<b>4pc Ensuite bath</b>	<b>Second</b>	
<b>Bedroom</b>	<b>Second</b>	<b>11`11" x 9`0"</b>	<b>Bedroom</b>	<b>Second</b>	<b>8`10" x 9`3"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>11`7" x 15`9"</b>	<b>3pc Ensuite bath</b>	<b>Lower</b>	

Bedroom  
Game Room  
Furnace/Utility Room

Lower  
Lower  
Lower

10`9" x 13`5"  
13`2" x 22`8"  
8`10" x 10`2"

Laundry  
Storage

Lower  
Lower

8`10" x 5`3"  
8`6" x 7`11"

Legal/Tax/Financial

Title:  
Fee Simple  
Legal Desc:

9712646

Zoning:  
R-C1N

Remarks

Pub Rmks:

**This charming 4 bedroom, 3.5 bathroom home on a quiet street in the established neighbourhood of McKenzie Lake is the perfect spot for first time home buyers or a growing family. You are welcomed by a front porch and enter into a spacious foyer. You'll notice the updates throughout this home as soon as we you step foot inside! Spacious living room allows for a large couch for movie nights and still space for the kids to play. The kitchen has been updated and has a timeless design, with white shaker cabinets up to the ceiling, all black hardware, gorgeous white quartz counter-tops with an eat up breakfast bar peninsula island, stainless steel appliances and a deep undermount double sink. The dining room has a stunning new light fixture, and a refaced gas fireplace. The WEST facing backyard is your own oasis! A large deck for entertaining, and a gazebo to offer shade on those hot summer days. The shed houses all of your lawn tools so that your double garage is free for both vehicles. The upper level has new carpet up the stairs, with a bright hallway and an open to below to your foyer. The primary bedroom is boasting in size, with a large walk in closet and an updated 4 piece bathroom with a skylight. The 2 other bedrooms are a generous in size and perfect for the kids, with an updated 4 piece bathroom for them to share. The lower level is fully finished with a large recreational area/second living room with an electric fireplace to cozy up to. The 4th bedroom here has it's own 3 piece en-suite! The lower level is complete with a laundry room and additional storage space. Central Air Conditioning is the bonus we all need during the hot summer months! Walking distance to Aberdeen playground, basketball courts, and to the Bow River Pathways for the nature lovers of the family! All the amenities of 130th avenue just a few minutes away, and easy access to Deerfoot Trail. Don't wait, book your private showing today!**  
Gazebo, Lower Level Freezer, TV Wall Mounts  
Real Broker

Inclusions:  
Property Listed By:

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











