



THE
A-TEAM

**RE/MAX
FIRST**

71 MT ABERDEEN Link, Calgary T2Z 3N5

MLS®#: **A2182488**

Area: **McKenzie Lake**

Listing Date: **12/11/24**

List Price: **\$609,000**

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: **4,359 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,053**

Low Sqft:

Ttl Sqft: **1,053**

DOM

10

Layout

Beds: **5 (3 2)**

Baths: **3.0 (3 0)**

Style: **4 Level Split**

Parking

Ttl Park: **4**

Garage Sz: **1**

Access:

Lot Feat: **Backs on to Park/Green Space,Corner Lot,No Neighbours Behind,Other**
Park Feat: **Double Garage Attached,Off Street**

Utilities and Features

Roof: **Cedar Shake**

Heating: **Forced Air**

Sewer:

Ext Feat: **Playground,Private Yard**

Construction:

Concrete

Flooring:

Carpet,Laminate,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer**

Int Feat: **Granite Counters,High Ceilings,No Smoking Home**

Utilities:

Room Information

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> | <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|-------------------------|-----------------|-----------------------|-----------------------------|-----------------|-----------------------|
| 3pc Ensuite bath | Upper | 5`11" x 7`8" | Bedroom - Primary | Upper | 11`4" x 13`4" |
| 4pc Bathroom | Upper | 5`0" x 7`5" | Bedroom | Upper | 11`5" x 9`11" |
| Bedroom | Upper | 7`11" x 10`10" | Dining Room | Main | 8`5" x 8`7" |
| Foyer | Main | 9`6" x 6`11" | Kitchen | Main | 10`11" x 11`1" |
| Living Room | Main | 14`9" x 14`6" | 4pc Bathroom | Lower | 7`5" x 5`1" |
| Bedroom | Lower | 10`10" x 11`9" | Living Room | Lower | 14`1" x 20`6" |
| Bedroom | Basement | 10`10" x 12`0" | Furnace/Utility Room | Basement | 22`0" x 21`2" |

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

9712646

Remarks

Pub Rmks: **Nestled in the highly desirable community of McKenzie Lake, this stunning home is ideally located within walking distance to shopping centers, schools, parks, and pathways leading to the Bow River. With easy access to both Deerfoot and Stoney Trails, convenience is at your doorstep. Positioned on a corner lot, this property backs onto lush green space, a park, and a playground, offering plenty of room for kids or pets to play freely. Boasting 5 spacious bedrooms, 3 full bathrooms, and a versatile 4-level split design, this home provides ample room for a growing family or even a larger one. Upon entry, you are greeted by a bright and inviting living area, seamlessly connecting to the dining space and kitchen, which features elegant granite countertops. Upstairs, you'll find two generous bedrooms, a 4-piece bathroom, and a spacious primary suite complete with a 3-piece ensuite for added privacy and comfort. The lower level offers a cozy second living room, a fourth bedroom, and another 4-piece bathroom. Adding the fifth bedroom in the basement, will offer an ideal retreat for guests or additional family members. This beautiful home combines comfort, style, and practicality, providing the perfect setting for you and your loved ones. Do not miss out - Contact your agent today to schedule a showing.**

Inclusions: **none**
Property Listed By: **CIR Realty**

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









