



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**311 MT ABERDEEN Close, Calgary T2Z3N4**

MLS®#: **A2195733** Area: **McKenzie Lake** Listing Date: **02/21/25** List Price: **\$599,999**  
 Status: **Active** 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: **3,918 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,430**  
 Low Sqft:  
 Ttl Sqft: **1,430**

DOM

**3**  
Layout  
 Beds: **3 (2 1 )**  
 Baths: **2.0 (2 0)**  
 Style: **4 Level Split**

Parking

Ttl Park: **2**  
 Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot,Few Trees,Gentle Sloping,Landscaped**  
 Park Feat: **Off Street,Parking Pad,Rear Drive**

Utilities and Features

Roof: **Cedar Shake**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Private Yard**

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer**  
 Int Feat: **High Ceilings**  
 Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	7`7" x 7`10"
Dining Room	Main	10`2" x 10`1"
Bedroom - Primary	Upper	16`8" x 11`3"
Other	Upper	5`7" x 3`10"
Bedroom	Upper	9`3" x 10`2"
Storage	Basement	20`1" x 20`10"
3pc Bathroom	Basement	9`8" x 6`8"

Room	Level	Dimensions
Living Room	Main	13`0" x 13`11"
Kitchen	Main	11`9" x 10`11"
Walk-In Closet	Upper	3`11" x 8`11"
4pc Ensuite bath	Upper	4`11" x 7`11"
Family Room	Lower	18`11" x 20`11"
Furnace/Utility Room	Basement	12`4" x 7`6"
Bedroom	Basement	10`4" x 12`2"

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<b>Storage</b>	<b>Basement</b>	<b>7`8" x 7`6"</b>	Legal/Tax/Financial
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Title:		Zoning:	
<b>Fee Simple</b>		<b>R-CG</b>	
Legal Desc:	<b>9712646</b>		Remarks

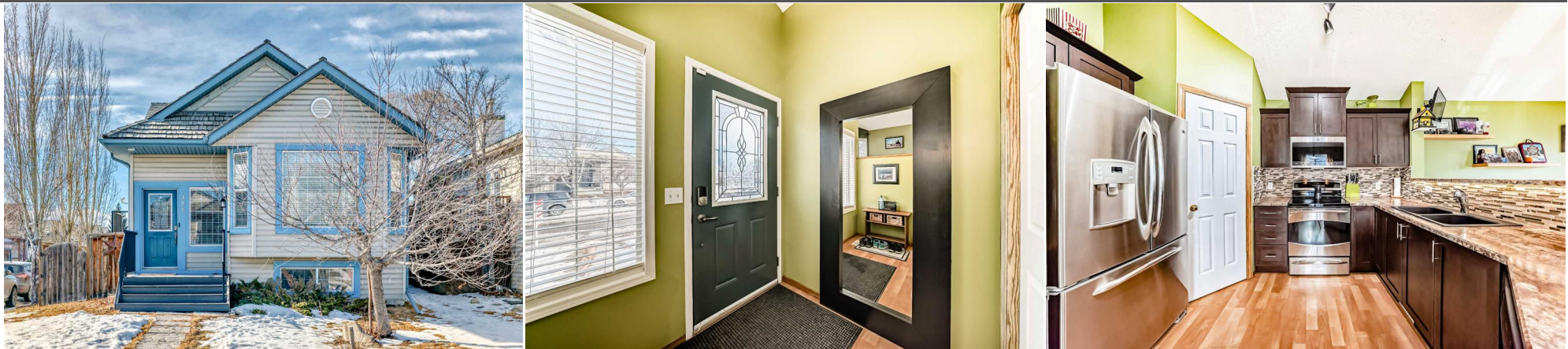
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Pub Rmks: **Welcoming you to 311 Mount Aberdeen close se, a charming residence nestled in the heart of Calgary's picturesque Mckenzie Lake community. The community boasts of well-maintained parks, pathways, and convenient access to nearby shopping centers off 130th Ave. Quality schools nearby, and the natural beauty of fish creek provincial park, Mckenzie Lake seamlessly blends suburban tranquility with modern amenities, making it an ideal place to Call home. The home with just over 1700sqft of developed living space offers a comfortable and functional layout, with 3 beds 2 bath, making it an ideal space for families. Over the years the home has received a few updates enhancing Its appeal while maintaining its original charm. With good-sized bedrooms, a welcoming living space, and a practical kitchen, this residence provides a cozy yet spacious environment. Whether you're looking for a primary resident or an excellent investment opportunity, this home presents a great balance of space, comfort, and potential. Heated floor in basement bathroom, with custom shower. New carpet upper 2025, New furnace 2018, Hot water 2018 AC 2022, Microwave 2022, Parking pad 23x23 poured 2023. West facing backyard. Book your showing today.**

Inclusions: **Window coverings. Outdoor sheds.**  
Property Listed By: **Royal LePage Benchmark**

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

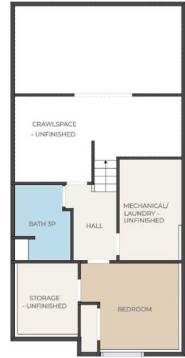












Room	Dimensions
Crawl Space	291' x 39' 9"
Mechanical/Laundry	52' x 7' 6"
Bathroom	59' x 4' 8"
Bedroom	50' x 12' 2"
Storage	22' x 7' 6"

Disclaimer: This is not a plan for the building. It is a schematic diagram. It is not intended to be used for construction purposes. It is not intended to be used for any other purpose. It is not intended to be used for any other purpose. It is not intended to be used for any other purpose.

Client: Alex Neuberger February 22, 2025 Job #: 000568



Room	Dimensions
Primary Bedroom	108' x 113'
Bedroom	108' x 103'
Hall	27' x 12'
Ensuite 4P	43' x 17' 11"
W.I.C.	13' x 10' 9"

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Room	Dimensions
Deck	82' x 22' 6"
Family Room	208' x 220'
Parking Pad	220' x 220'

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Room	Dimensions
Dining	77' x 10'
Kitchen	108' x 103'
Living	108' x 103'
Entrance	108' x 103'

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