

311 MT ABERDEEN Close, Calgary T2Z3N4

A2195733 **McKenzie Lake** Listing 02/21/25 List Price: **\$570,000** MLS®#: Area:

Status: Active County: Calgary Change: -\$15k, 03-Apr Association: Fort McMurray

Date:



General Information

Residential Prop Type: Sub Type: Detached

City/Town: 1998 Year Built: Lot Information

Lot Sz Ar: Lot Shape:

Calgary

3,918 sqft

Abv Saft: 1,430 Low Sqft:

Finished Floor Area

Ttl Sqft: 1,430

> <u>Parking</u> Ttl Park:

DOM

<u>Layout</u>

Beds:

Baths:

Style:

3 (2 1)

2.0 (2 0)

2

4 Level Split

44

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** Construction:

Forced Air, Natural Gas **Vinyl Siding, Wood Frame** Heating:

Sewer: Flooring:

Carpet, Ceramic Tile, Laminate Ext Feat: **Private Yard**

> Water Source: Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer

Int Feat: **High Ceilings**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	7`7" x 7`10"	Living Room	Main	13`0" x 13`11"
Dining Room	Main	10`2" x 10`1"	Kitchen	Main	11`9" x 10`11"
Bedroom - Primary	Upper	16`8" x 11`3"	Walk-In Closet	Upper	3`11" x 8`11"
Other	Upper	5`7" x 3`10"	4pc Ensuite bath	Upper	4`11" x 7`11"
Bedroom	Upper	9`3" x 10`2"	Family Room	Lower	18`11" x 20`11"
Storage	Basement	20`1" x 20`10"	Furnace/Utility Room	Basement	12`4" x 7`6"
3pc Bathroom	Basement	9`8" x 6`8"	Bedroom	Basement	10`4" x 12`2"

Storage Basement 7`8" x 7`6"

Legal/Tax/Financial

Title: Zoning: Fee Simple R-CG

Legal Desc: **9712646**

Remarks

Pub Rmks:

Inclusions:

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.

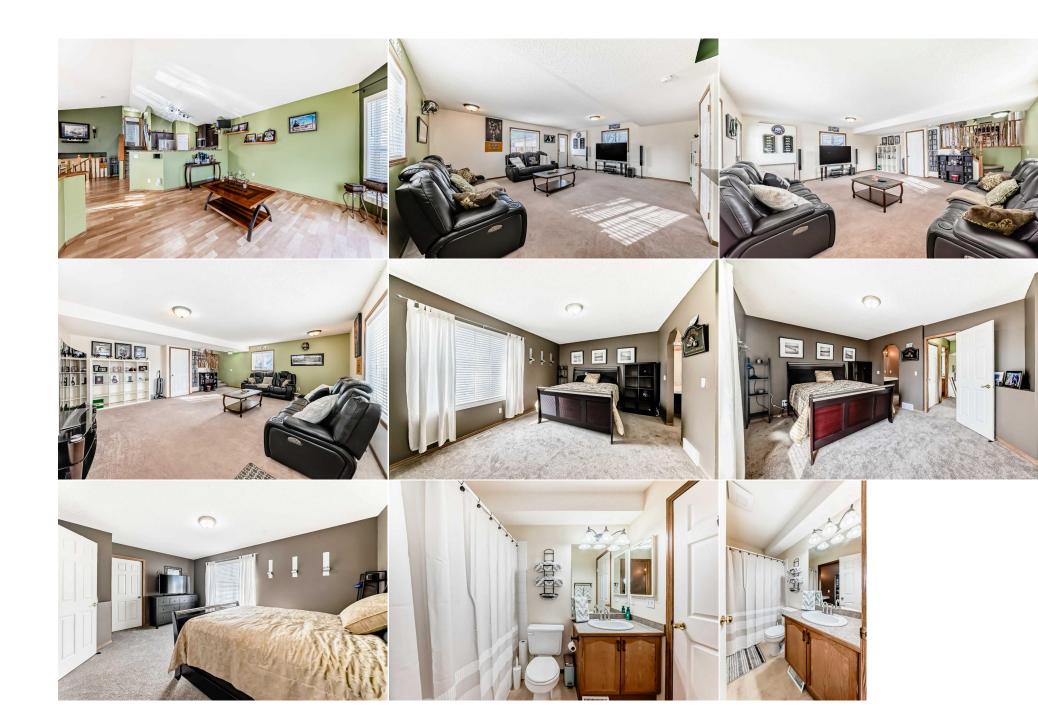
Window coverings. Outdoor sheds.

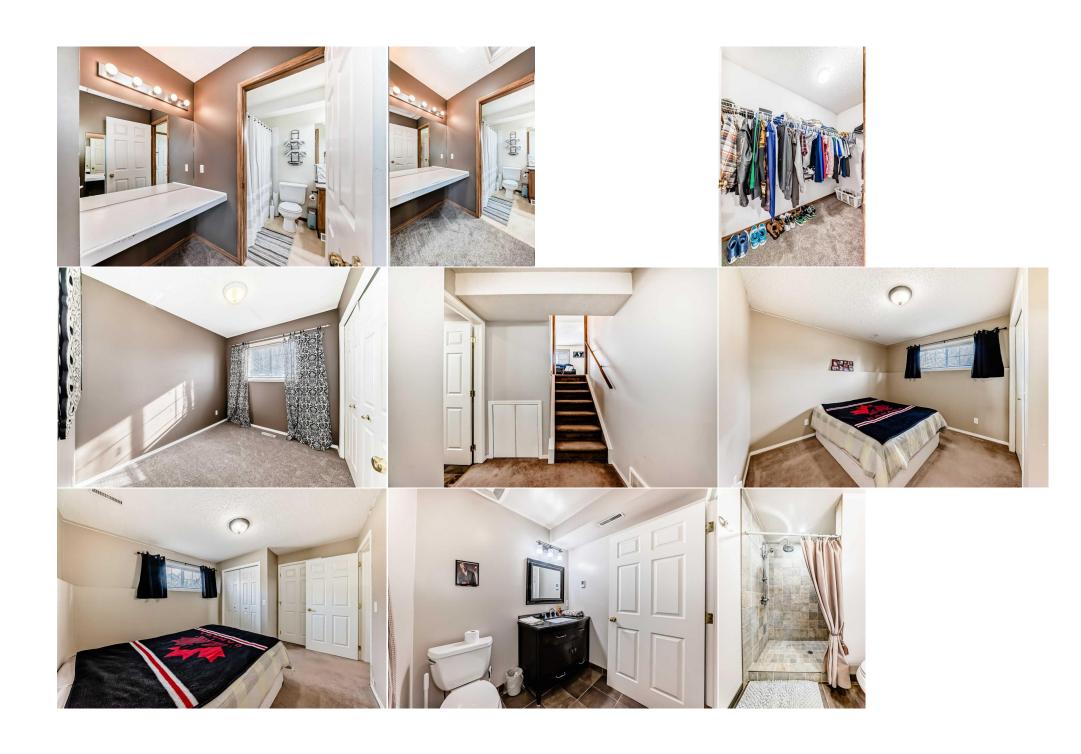
Property Listed By: Royal LePage Benchmark

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















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Client: Alex Neustaedter	February 22, 2025	Job #:060558