



GRASSROOTS
REALTY GROUP

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204 Mt Aberdeen Circle SE
Calgary, Alberta

MLS # A2219671



\$560,000

Division:	McKenzie Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,129 sq.ft.	Age:	1997 (28 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating: Forced Air

Floors: Carpet, Laminate

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: NA

Welcome to 204 Mt Aberdeen Circle SE, a beautifully updated and smart-enabled family home with a large garage nestled in the heart of McKenzie Lake. Boasting extensive renovations and thoughtful upgrades throughout, this home is truly move-in ready. Step inside to discover a bright and functional layout featuring brand new carpet (2025), recently resurfaced kitchen cabinetry (2025), and durable laminate flooring on the main level. The modern kitchen is outfitted with stainless steel appliances, a smart oven, and seamlessly connects to the dining and living areas, perfect for everyday living and entertaining. A convenient half bathroom is also located on the main floor. This smart home is equipped with voice-controlled lighting, a Nest doorbell, smart locks, Google Nest CO2/fire alarms on all levels, and smart video floodlights at the front, backyard, and garage. Even the irrigation system, washer/dryer, and fan/lights are smart-controlled for ultimate convenience. Upstairs you will find two well sized bedrooms with large closets, a primary bedroom that is South facing which is flooded by natural light and also features a his and her closet, the upper level is finished by a four piece bathroom. The fully finished basement features a professionally installed mold- and mildew-resistant wall and ceiling system, a plumbed sink, and updated flooring (2023), making it ideal for a home gym, media room, or guest retreat. Additional highlights include an updated roof (2021), and new garage roof (2024) furnace serviced (2025), the home has been fully re-piped with PEX and features a PEX manifold system for easy water shut-off for peace of mind—and your insurance provider will love it! Out front, you'll find a charming front porch that adds curb appeal and a welcoming spot to relax. Enjoy modern living in a family-friendly community with quick access to

schools, shopping at South Trail Crossing, Deerfoot and Stoney Trail, walking paths, parks, and the Bow River. This home offers the perfect blend of smart technology, major mechanical updates, and thoughtful details!