



GRASSROOTS
REALTY GROUP

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104 Mt Aberdeen Close SE
Calgary, Alberta

MLS # A2222895



\$559,900

Division:	McKenzie Lake		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,015 sq.ft.	Age:	1999 (26 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Off Street, Parking Pad, See Remarks		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Level, No Neighbours Behind, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Pine Shake	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Lower Entertainment Unit, Office Cabinetry

Step into this beautifully updated detached home in the desirable community of McKenzie Lake, where thoughtful design meets everyday functionality. With a flexible layout, modern upgrades, and a generously sized backyard that exceeds expectations, this home offers exceptional value in a fantastic location. Vaulted ceilings and full-height windows fill the open-concept main floor with natural light, connecting the kitchen, dining, and living areas in a bright, welcoming space. From the dining room, sliding glass doors open to the upper level of a stunning two-tiered deck (2025), perfect for indoor-outdoor living. Upstairs features 2 bedrooms, including a spacious primary suite with a large walk-in closet and a versatile bonus space—ideal as a sitting area, nursery, expansive dressing area, or potential third upstairs bedroom. The second bedroom is currently used as a cozy home office, complete with built-in cabinetry for added storage and convenience. The main bathroom has been fully renovated in 2024, offering modern finishes and a fresh, spa-like feel. The fully developed basement includes a separate living room, two additional bedrooms, a second renovated full bathroom (2024), and a laundry area with a new washer and dryer and built-in cabinetry for extra storage and organization. Outside, enjoy your expansive backyard featuring a custom-built two-level deck with a barn door providing access to under-deck storage, custom-built planter boxes, and a fire pit—perfect for relaxing or entertaining. The rear parking pad can accommodate up to a triple-car garage, with back alley access. Additional upgrades include a new high-efficiency furnace (2021) and a new hot water tank (2025), offering peace of mind for years to come. Located within walking distance to "the ridge" walking and biking path at the Mountain View Point entry, and offering quick access

to Deerfoot Trail and all amenities on 130th, this home is the perfect blend of style, space, and location.