



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**384 Mt Aberdeen Close SE  
Calgary, Alberta**

**MLS # A2232142**



**\$535,000**

<b>Division:</b>	McKenzie Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,200 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street, RV Access/Parking		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Pine Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Quartz Counters		

**Inclusions:** existing window coverings, 2 tv brackets (livingroom & rec room)

Welcome to this beautifully updated home located in a family-friendly neighbourhood of McKenzie, directly overlooking a large park and playground. A perfect location for watching your children as they play just steps from your front door. Inside, enjoy fresh paint and crisp new trim throughout, along with a refreshed kitchen featuring elegant quartz countertops. The main level offers a bright and functional layout, while upstairs you'll find three comfortable bedrooms. The fully finished basement adds valuable living space with a spacious recreation room and a dedicated office—ideal for working from home or relaxing with the family. Outside, the large private backyard is a blank canvas with plenty of room to build your dream garage, or RV parking with convenient alley access already in place. New front windows and a stylish new front door add to the home's curb appeal. Just a short walk to the scenic ridge along the Bow River and Fish Creek Park, this home offers the perfect balance of nature, comfort, and convenience. Don't miss this incredible opportunity!