



GRASSROOTS
REALTY GROUP

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15 Mt Aberdeen Grove SE
Calgary, Alberta

MLS # A2235368



\$625,000

Division:	McKenzie Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,404 sq.ft.	Age:	1999 (26 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-C1N
Foundation:	Perimeter Wall, Poured Concrete	Utilities:	-

Features: Bar, Breakfast Bar, Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows

Inclusions: NA

BACKING ONTO GREEN SPACE | SOUTH BACKYARD OASIS | EXTENSIVE UPDATES | QUIET STREET Welcome to 15 Mt Aberdeen Grove SE, a home where “there’s a light that guides us home” and where every glance out your window is a reminder that nature can be your closest neighbour. Perfectly positioned on a quiet street and backing directly onto sprawling parkland, this beautifully maintained two-storey invites you to live surrounded by the calm of green space without giving up the pulse of city life. Step inside to discover an inviting main floor wrapped in warm hardwood floors and bathed in natural light from expansive south-facing windows. The open-concept layout flows seamlessly from the spacious dining area to the living room, where a cozy fireplace beckons you to unwind as the seasons change outside. In the heart of the home, the kitchen is as functional as it is beautiful. Granite counters, stainless steel appliances – including a brand-new hood fan (Jan 2025) and new dishwasher (June 2025) – plus a central island with an eat-up bar make it perfect for both quiet family mornings and lively gatherings with friends. Thoughtful upgrades enhance every corner: central air conditioning (May 2022) keeps summer days cool, LED lighting brings a fresh glow to the main floor, and a new LG washer and dryer (June 2023) add everyday convenience in the main floor laundry. Upstairs, three generous bedrooms await, including a king-sized primary retreat complete with a walk-in closet and private 4-piece ensuite. It’s a space that whispers tranquility after a long day. The professionally finished lower level offers flexibility for living and entertaining, featuring a spacious family room, custom bar with matching floating shelves, and a convenient half-bath – perfect for movie nights, game days, or simply

escaping with a good record spinning in the background. But the true magic unfolds as you step into your private south-facing backyard oasis. Imagine summer evenings under the 10x10 metal gazebo, the sizzle of dinner on the BBQ gas line, and the golden glow of sunsets melting into the trees beyond. Here, where your backyard dissolves into parkland, you'll find the kind of peaceful escape City and Colour sings of: "If I could sing, I'd sing you a song..." — and this home might just be that song, written in sunlight and quiet breezes. Beyond your doorstep, you're moments from the Bow River Pathway, schools, and all the amenities of 130th Avenue, with easy access to Deerfoot Trail for commuting. This isn't just a house — it's an invitation to a life beautifully balanced between the serenity of green space and the energy of the city. Come see why 15 Mt Aberdeen Grove SE might be the perfect place to write your next chapter. Book your private tour today.