



GRASSROOTS
REALTY GROUP

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**62 Mt Aberdeen Link SE
Calgary, Alberta**

MLS # A2242684



\$539,900

Division:	McKenzie Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,131 sq.ft.	Age:	1998 (27 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Dog Run Fenced In, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Shake, Wood	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, See Remarks, Storage		

Inclusions: front doorbell hardware only, freezer in basement, electric fireplace in basement, TV wall mount in basement, vacuum system - "as is"

Terrific value in this 3 bedroom, 2 storey home with oversized double detached garage in desirable McKenzie Lake! Fabulous curb appeal! Step into a cozy, west facing living room and opens to a large kitchen offering newer stainless appliances and plenty of cupboards and workable counterspace. Three good sized bedrooms including a spacious master and 4 piece bath can be found on the upper level. The lower level is partially developed and includes a large family room, flex area, laundry and storage. Enjoy the convenience of central air-conditioning, newer furnace (2022), updated 2 piece bath on the main with new toilet and vanity, new front porch and rear deck including stone pathway (2023) and more! Situated on a quiet street, this great property offers a private, fully fenced backyard with both front and rear decks and oversized double detached garage. Steps to park and playground and easy access to shopping, schools and transit. Welcome home!