



**236 MT. Aberdeen Close SE
Calgary, Alberta**

MLS # A2264063



\$594,900

Division:	McKenzie Lake		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,019 sq.ft.	Age:	1998 (27 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Alley Access, Double Garage Detached, Garage Door Op		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Gazebo, Landscaped, Lawn, No Neighbours Behind, F		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Pine Shake	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-C1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Dry Bar, High Ceilings, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows		
Inclusions:	N/A		

WELCOME.... "Step inside this beautifully renovated 4-Level Split, where Warmth and Modern Comfort comes together in every Detail. Thoughtfully Updated throughout, this Home offers Bright Open Spaces, Stylish Contemporary Finishes and room for the Whole Family to Enjoy." This Home offers over 1900 sq. ft of living space designed with today's modern lifestyle in mind, from the inviting main floor to the cozy Family room, every level has been transformed with care and quality craftsmanship! Upon entering you will see the extensive renovations, with attention to detail, the Vaulted Ceilings make this home Bright and Open. The kitchen offers: Granite Counter Tops with Modern, Grey Cabinets with modern hardware, high end Stainless Steel appliances plus in floor heating. The Pot Lights above the Island / Breakfast Bar with a built in Range offers plenty of light. There is a butler's station or dry bar in the dining room that adds a great touch for entertaining. The warm and inviting living room has a bay window for relaxing with your morning coffee or a glass of wine in the evening. The upper floor offers a Spacious Primary Bedroom with an updated 4-Pc Ensuite. There are 2 more bedrooms with another 4pc bathroom. Please note: Poly B was replaced to PEX. The 3rd level offers a Bright, large Family room with hardwood flooring and large windows plus a 2pc powder room. The 3rd level has gym / flex room, a laundry room and storage. The backyard has a spacious deck, a covered hot tub (as is) room. The Oversized, heated, Double Detached Garage acts as a sound barrier as well. The front has a beautiful Patio for greeting neighbor's and enjoying the warm summer days. This beauty is in the heart of McKenzie Lake close to all amenities, shopping on 130 Ave with great access to major transportation routes such as: Deerfoot & Stoney Trail. A must see property

that truly stands out! Homes like this don't come along often, schedule your private viewing today!