



GRASSROOTS
REALTY GROUP

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136 Mt Aberdeen Manor SE
Calgary, Alberta

MLS # A2271369



\$488,000

Division:	McKenzie Lake		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	1,071 sq.ft.	Age:	1998 (27 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.09 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air
Floors:	Carpet, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Breakfast Bar, Laminate Counters, Soaking Tub

Water:	-
Sewer:	-
Condo Fee:	\$ 320
LLD:	-
Zoning:	M-CG d44
Utilities:	-

Inclusions: n/a

This is the one you have been waiting for – a fully finished 3 bedroom, freshly painted end unit BUNGALOW VILLA with DOUBLE attached insulated and drywalled garage, impeccably refreshed and stylish with many updates, nestled within the vibrant community of McKenzie Lake. With over 1900 SF of developed space, it's perfect for first-time buyers, those looking to downsize or as a valuable investment property. The main floor welcomes you in with vinyl plank flooring throughout the main living area, spacious living and dining room featuring French door to the spacious south facing rear deck. The oversized, bright white kitchen offers ample counter space and cabinets and features newer stainless steel appliances and a breakfast bar. The primary bedroom easily accommodates king-sized furniture, second bedroom is roomy and easily doubles as a home office space. 4 piece main bath with soaker tub and an additional 2 pc bath complete the floor. The lower level is fully finished and offers great additional space with a rec room, third bedroom, den/workout room, additional 4 piece bath and laundry/storage room. Conveniently situated near 130th Avenue's plethora of shopping, amenities and dining options, public transit is easily accessible, and there's great proximity to major traffic arteries makes commuting a breeze. You're just steps away from top-rated schools, spectacular Fish Creek Park with Bow River pathways and scenic area playgrounds and parks. Oh, and no poly-b piping - this property ticks all the boxes! With its combination of style, location and modern updates you'll be proud to call it home. Schedule your viewing and fall in love today!