



GRASSROOTS
REALTY GROUP

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**216 Mount Aberdeen Close SE
Calgary, Alberta**

MLS # A2273076



\$534,900

Division:	McKenzie Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,271 sq.ft.	Age:	1999 (26 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Insulated, Overhead Door		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Dog Run Fenced In, Few Trees, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Recessed Lighting, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

This home truly has it all — Air Conditioning, Walnut Hardwood, 4 Bedrooms, and a Finished 22' x 24' Garage! Hardwood and tile flooring span the main and upper levels, creating a warm and inviting feel throughout. The main floor offers a spacious living room with a charming bay window and rich walnut hardwood, along with new carpet leading to the upper level. --- The bright, open kitchen features shaker-style oak cabinets, stainless steel appliances, and a large pantry. A conveniently located half bath completes the main level. Patio doors off the kitchen fill the space with natural light and lead out to a 17.8' x 14' deck. ----Upstairs, the primary bedroom—with another bay window—includes a generous walk-in closet and a “cheater” ensuite entry to the beautifully renovated bath. Two additional bedrooms with hardwood flooring complete this level. --- The lower level features a fully developed basement with a den/bedroom, a comfortable rec room, and a combined laundry/furnace room with storage under the stairs. This level includes new carpet on the stairwell and durable vinyl flooring throughout. The area at the back of the den was originally intended for a bathroom and a closet/storage room. The new Buyer could complete. ---This home offers a New ROOF SHINGLES in 2019, NEW NEST THERMOSTAT, NEW FURNACE, AND NEW HOT WATER ON DEMAND installed by Reliance Home Comfort in Nov/2023, security cameras, and door access through Telus is an option, equipment is there. The backyard is designed for both relaxation and functionality, with a large deck, fenced-in dog run, garden planters, and a storage shed. There is direct access to the oversized 22' x 24' double garage—a mechanic’s dream—insulated, drywalled, and complete with built-in shelving, loft storage, and convenient back-lane access.

**** This home is move-in ready and available with immediate possession. Call to view TODAY!