



GRASSROOTS
REALTY GROUP

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192 Mt Aberdeen Circle SE
Calgary, Alberta

MLS # A2280437



\$485,000

Division:	McKenzie Lake		
Type:	Residential/House		
Style:	Bi-Level		
Size:	807 sq.ft.	Age:	1997 (29 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air
Floors:	Laminate
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Features: Breakfast Bar, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan

Inclusions: N/A

Perfect for young professionals, a family, or those looking to down-size – this gorgeous bi-level has endless potential! From the moment you walk in, you will love the vaulted ceilings and plethora of natural light in this floor-plan, as this residence is adorned with beautiful windows throughout. The culinary retreat is timeless in design with modern white cabinetry, refined tile backsplash, professional appliances, and is complimented by an eat-in island. The chef’s kitchen is enhanced by a dreamy skylight too! The open-concept design, seamlessly transitions the kitchen with the living and dining areas, creating an unforgettable space for friends and family to gather. The generous family room is bright and airy thanks to its striking ceilings. The dining area is next to the kitchen featuring a lovely stained-glass window – and access to your backyard retreat. When your day comes to an end, unwind in your primary bedroom - ideally located at the back of the home. It's private, quiet, and overlooks your backyard. This room is ample in size with a spacious closet too! The upper is completed by a second generous bedroom and a recently remodelled four-piece bath. Bi-levels are always coveted because it allows the lower level to be partially above grade making this bright level not feel like a basement at all! The lower level features an open-concept design with an expansive recreational room currently being used as a family room and gym. This space could be reimagined as a games room, toy room, or future office. You will love your impressive third bedroom, ideal for teens, guests, or the in-laws, with ample closet space and a gorgeous window (you will even forget your downstairs). Plus, next to this bedroom is an adjacent undeveloped space that could be developed into a future den or flex space. The extraordinary outdoor oasis is picture perfect. Beautiful

landscaping, a lovely fireplace, and privacy created by the aspen trees; all await summer nights with loved ones. The true 'piece de resistance' is your remarkable and rare drive through garage – this double garage is of course oversized with a ten-foot ceiling and is perfect for car enthusiasts, hobbyists, or those who dream of converting their garage into indoor/outdoor entertaining! A lot of this home's big ticket items have been completed. Landscaping - including new sod in 2020, the roof in 2021, and interior upgrades too. McKenzie Lake is a highly regarded neighbourhood close to amenities, schools, transit. More importantly the community places an emphasis on enjoying an outdoor lifestyle with its proximity to the pathways and trails of Fish Creek Park, the river, and Sikome Lake. This residence has exceptional value, is perfect for those looking to 'right size' and leaves nothing to be desired!