



**268 Mt Aberdeen Close SE
Calgary, Alberta**

MLS # A2287219



\$545,000

Division:	McKenzie Lake		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,026 sq.ft.	Age:	1999 (27 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Heated Garage, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Low Maintenance Landscape, No Neighbours E		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Vinyl	Sewer:	-
Roof:	Wood	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, No Smoking Home, Tankless Hot Water, Vaulted Ceiling(s)		

Inclusions: Also included in the basement: TV wall mount, microwave, two dark-coloured bar stools, dishwasher, electric range and refrigerator.

Charming and versatile family home now available in the fantastic community of McKenzie Lake. This property is welcoming, multifaceted and well-cared for. An expansive living room with vaulted ceilings greets you on arrival, inviting beautiful natural light in the late afternoon and evening. With efficient use of space, the main floor bedrooms, bathroom and kitchen all flow together, feeling roomy and comfortable. The large kitchen offers a gas stove, huge sink, plenty of cabinets and an abundance of space for cooking, entertaining or just buzzing around. The kitchen also conveniently opens to a pleasant backyard deck, both quiet and private. Both the master and second bedrooms are spacious, with clean lines and warm colours, a fine canvas for their next owner's imagination. The tasteful and stylishly-updated bathroom (with double vanity and in-floor heating) is absolutely lovely. You'll notice classy updates throughout, pride of ownership and there's A/C to boot! Downstairs, you'll discover a developed basement with a kitchen, a versatile addition that's convenient for extended visits from loved ones or a multi-generational family. The basement also boasts a huge and flexible living area, with a modern bathroom and sizeable bedroom. The surprisingly quiet backyard is paired with a large, heated garage (with built-in overhead storage), perfect for a sports enthusiast, craftsperson, or tradesmen. There is also a parking pad with room for a third vehicle or small trailer, with plentiful street parking out front too. The home's location, near to 130 Ave SE and Deerfoot Trail, gives it super-quick access to the rest of the City. A wonderful and adaptable place to call home. Come have a look, book your showing today!