



**94 Mt Aberdeen Manor SE
Calgary, Alberta**

MLS # A2294966



\$419,900

Division:	McKenzie Lake		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,218 sq.ft.	Age:	1998 (28 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 319
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: NA

****Open House**** Friday 5:30 PM-7:30 PM & Saturday 1pm-3pm PM ****Welcome** to this charming and well-maintained home in the heart of McKenzie Lake, offering over 1700 sq ft of developed living space. The main floor features rich engineered hardwood flooring & an open concept layout that seamlessly connects the living and dining areas, perfect for both everyday living and entertaining. The bright kitchen showcases white cabinetry, stainless steel appliances and plenty of storage. The living room feels cozy, anchored by a corner gas fireplace with a mantle, creating a warm and inviting atmosphere. A convenient main floor powder room completes this level. Upstairs, you will find a spacious primary bedroom with generous closet space, along with two additional well-sized bedrooms. A full four-piece bathroom and a linen closet add to the functionality of the upper level. The fully finished basement offers even more living space with a large recreation room, dedicated laundry area, and additional storage. Step outside to enjoy the spacious back deck, ideal for summer evenings and outdoor gatherings. This home also features a front attached single garage, along with convenient visitor parking nearby. Recent upgrades include a hot water tank and central air conditioning, adding comfort and peace of mind. Located close to schools, shopping, restaurants, and public transit, this home is perfectly situated within a vibrant community known for its walking paths and easy access to Fish Creek Park. A fantastic opportunity to own a move-in ready home in one of Calgary's most sought-after family communities. Fur friends welcome here!