



GRASSROOTS
REALTY GROUP

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**52 Mt Aberdeen Circle SE
Calgary, Alberta**

MLS # A2330904



\$594,900

Division:	McKenzie Lake		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,479 sq.ft.	Age:	1997 (29 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, No Smoking Home, Separate Entrance, Vaulted Ceiling(s)		

Inclusions: Lower level - dishwasher, stove, refrigerator, washer, dryer, window coverings

EXCELLENT OPPORTUNITY in a highly desirable, FAMILY-FRIENDLY community! This spacious 4-level split offers outstanding versatility with a LEGAL SUITE, making it an ideal option for multi-generational living, an investment property, or a valuable mortgage helper. The upper suite is OVER 1,000 SQUARE FEET and is bright and inviting, WITH LARGE WINDOWS, HIGH CEILINGS, and a skylight that add to the open, airy feel of the main floor. The lovely kitchen features a tiled backsplash AND STAINLESS STEEL APPLIANCES, flowing easily into the dining area and spacious living room—perfect for everyday living and entertaining. Upstairs, the primary bedroom includes a walk-through dressing area with DOUBLE CLOSETS and convenient access to the cheater ensuite. TWO ADDITIONAL BEDROOMS complete the top level, offering plenty of room for family, guests, or a home office. The third and fourth levels make up the LEGAL SUITE with a COMPLETELY SEPARATE ENTRANCE and OVER 850 SQUARE FEET OF LIVING SPACE. The beautiful WHITE KITCHEN WITH STAINLESS APPLIANCES offers no compromise. The living area is huge and gives you lots of options to create your ideal space. The 4th level has a massive bedroom with a LARGE WINDOW making it light and bright a nice and spacious 3-piece bathroom. Outside, enjoy the HUGE SOUTH-FACING DECK—an ideal spot for relaxing, entertaining, and making the most of sunny days. The OVERSIZED DOUBLE GARAGE is a standout feature, complete with an OVERSIZED DOOR to accommodate larger vehicles or extra storage needs. Located close to schools, playgrounds, shopping, transit, walking trails, and with easy access to Deerfoot and Stoney Trail, this home delivers space, flexibility, and location in ONE FANTASTIC PACKAGE.

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