



GRASSROOTS
REALTY GROUP

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31 Mt Aberdeen Grove SE
Calgary, Alberta

MLS # A2331030



\$639,000

Division:	McKenzie Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,442 sq.ft.	Age:	1998 (28 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: White picture ledges

Welcome to this beautifully maintained home in the sought after community of McKenzie Lake, perfectly positioned on a quiet street backing directly onto a park with a playground and basketball court. With a large backyard, an excellent layout, and an unbeatable location, this is the kind of home that offers both everyday comfort and a lifestyle you'll love. The main level is bright, welcoming, and designed for both daily living and entertaining. The living room is centered around a cozy gas fireplace, while the kitchen features stainless steel appliances, a pantry, and a peninsula that opens seamlessly to the dining area. From here, step out onto the large deck overlooking the expansive backyard and park beyond, creating the perfect place to relax or host family and friends. A tucked away half bathroom provides extra privacy for guests, while the convenient main floor laundry room adds to the home's functionality. Upstairs, the spacious primary suite offers a retreat over looking your back yard and the park with a walk in closet and private three piece ensuite. Two additional generously sized bedrooms and a well appointed four piece bathroom complete the upper level, providing plenty of space for family or guests. The developed basement expands your living space with a comfortable family room, a versatile recreation area, a den or home office, and plenty of storage to keep everything organized. The double attached garage provides everyday convenience, while the home's exceptional condition reflects the care and pride of ownership throughout. Located in the highly desirable community of McKenzie Lake, you'll enjoy easy access to schools, shopping, parks, pathways, major roadways, and countless nearby amenities. Backing directly onto green space with no rear neighbours, this is a rare opportunity to own a move in ready home in one of southeast Calgary's most

established and family friendly neighbourhoods. Make sure to view the 3D tour for the full experience, and book your private showing today!