



GRASSROOTS
REALTY GROUP

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

MLS # A2332915



\$525,000

Division:	McKenzie Lake		
Type:	Residential/House		
Style:	4 Level Split		
Size:	979 sq.ft.	Age:	1999 (27 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Shake, Wood	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Pantry, Storage, Walk-In Closet(s)		

Inclusions: Outdoor Lighting, TV Mounts and Brackets

AMAZING VALUE | BRIGHT & OPEN | DOUBLE DETACHED GARAGE | MINUTES TO FISH CREEK PARK | Located in the established community of McKenzie Lake, this inviting home offers a bright layout that makes everyday living easy, with multiple living areas and an exceptional location just minutes from Fish Creek Provincial Park, the Bow River pathway system, schools, shopping, and everyday amenities. Step inside and you'll immediately notice the impressive 10'8" MAIN FLOOR CEILINGS that create a bright, open feel throughout the main living area. Large windows fill the home with NATURAL LIGHT, while the NEWLY PAINTED MAIN FLOOR adds a fresh, welcoming feel. The living room is highlighted by a DRAMATIC CUSTOM BUILT-IN WALL UNIT that creates an impressive focal point while providing exceptional storage and display space. The kitchen features WHITE CABINETRY, an ISLAND WITH SEATING, a pantry, and plenty of cabinet and counter space. The adjoining dining area opens directly to the backyard, making it easy to enjoy everyday meals, entertain family and friends, or step outside for summer barbecues. Upstairs, the spacious PRIMARY BEDROOM features a WALK-IN CLOSET and ENSUITE, while a second bedroom and a 4-PC BATHROOM complete the upper level. The lower level provides another comfortable place to unwind or entertain, featuring a cozy GAS FIREPLACE and a SECOND FULL BATHROOM. Whether you're enjoying movie night, watching the big game, entertaining friends, or simply looking for a quiet place to unwind, this flexible family room easily adapts to your lifestyle. The basement adds even more flexible living space with a large recreation room currently set up as a HOME GYM. Whether you envision a home office, games room, fitness area, or future 3rd bedroom, this level gives

you the flexibility to make it your own. Outside, the SOUTH FACING, fully fenced backyard is ready to enjoy with a large concrete patio, mature trees, landscaping, and plenty of room for summer barbecues, gardening, or simply relaxing at the end of the day. The DOUBLE DETACHED GARAGE provides secure parking and valuable additional storage. From your front door, you're just minutes from FISH CREEK PROVINCIAL PARK, the BOW RIVER PATHWAY SYSTEM, neighbourhood playgrounds, Mountain Park School, and all the shopping, restaurants, and services along 130 AVENUE. This home offers the OPPORTUNITY to get into home OWNERSHIP with a price that does not come up often.