



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

53 Mt Aberdeen Circle SE
Calgary, Alberta

MLS # A2346105

\$515,000

Division:	McKenzie Lake		
Type:	Residential/House		
Style:	Bi-Level		
Size:	851 sq.ft.	Age:	1997 (29 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Level, Low Maintenance Landscaping		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, Pantry, Recessed Lighting, Stone Counters, Storage, Track Lighting, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: NA

Step inside to this renovated 3-Bedroom Home in Desirable Mackenzie Lake! MOVE IN READY! Welcome to this beautifully renovated 3-bedroom, 2-bathroom home located in the highly desirable and established community of Mackenzie Lake. Thoughtfully updated throughout, this move-in-ready property combines modern finishes with the charm of a mature neighbourhood surrounded by large, beautiful trees. The main floor features new flooring, baseboards, new front door, and fresh paint throughout, creating a clean, bright, and contemporary feel. The updated kitchen is a standout, featuring new stone countertops, a stylish new backsplash, new sink, and new faucet — perfect for everyday living and entertaining. The upper level offers two spacious bedrooms, providing a comfortable and private sleeping area for the family. The fully finished basement provides excellent additional living space and has been refreshed with all-new flooring, trim, and paint. The third bedroom is located in the basement, along with a convenient laundry room and 3-piece bathroom. The large family room features a fireplace, creating a warm and inviting space for relaxing, movie nights, or entertaining guests. Outside, enjoy the convenience of a double detached garage, along with a newer fence and beautiful brick patio that provides a great outdoor setting for relaxing and entertaining. Walking distance to schools, shopping, public transit, and everyday amenities, this home offers the perfect combination of comfort and convenience. Situated in a beautifully established community with mature trees and a welcoming neighbourhood atmosphere, this is a wonderful opportunity to move into Mackenzie Lake with the major updates already taken care of. With fish creek only a short walk away, this home is perfect! Move-in ready, extensively updated, and ideally located —

this Mackenzie Lake home is one you won't want to miss.