



GRASSROOTS
REALTY GROUP

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5 Mt Aberdeen Circle SE
Calgary, Alberta

MLS # A2350697

\$519,900

Division:	McKenzie Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,376 sq.ft.	Age:	1997 (29 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Landscaped, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Smoking Home		

Inclusions: none

Welcome to this well-maintained two-storey home, ideally located within walking distance of a playground, the Bow River pathway system, and Mountain Park School. Offering a functional layout designed with a young family in mind, this home combines comfort, convenience, and plenty of natural light. Large windows fill the main living spaces with an abundance of sunshine. The kitchen features granite countertops, stainless steel appliances, and loads of refinished white cabinetry, creating a bright and fresh feel. The spacious kitchen nook and dining area provide plenty of room for a large family table, with additional space for more cabinetry if desired. Upstairs, the generously sized primary bedroom can comfortably accommodate a king-size bed and features convenient access to a cheater door leading to the four-piece bathroom. Two additional bedrooms are spacious and share the well-designed bathroom featuring a privacy door separating the sink/vanity area from the tub and shower. Step outside to the fully landscaped yard, complete with a patio that provides the perfect setting for summer BBQs and relaxing with family and friends. A wonderful opportunity to enjoy a family-friendly home in a desirable location close to schools, pathways, parks, and everyday amenities. Roof replaced in 2022, Furnace replaced in 2025, A/C installed in 2023.