

\$625,000 - 92 Mt Aberdeen Circle Se, Calgary

MLS® #A2131388

\$625,000

3 Bedroom, 3.00 Bathroom, 1,606 sqft

Residential on 0.08 Acres

McKenzie Lake, Calgary, Alberta

Located on a sunny South backing lot on a quiet street in McKenzie Towne, this property offers over 2300 sq ft of developed living space & is just 1/2 block to a playground & a short stroll to Mountain Park Elementary School. An open to above entry welcomes you home. The main floor offers open concept living with the dining/kitchen/living space all along the South end of the floor plan; it is ideal for entertaining. The living area is anchored by a gas fire place & enjoys views to the South backyard. Kitchen is well equipped with a corner pantry & plenty of prep space; the dining area enjoys access to the spacious rear deck with space for bbq & outdoor entertaining. Spacious mud-room/laundry area leads to the attached double garage with ample built in storage. Two pc bath completes the main level. Upper is home to three good sized bedrooms, primary with walk-in closet, third bedroom currently used as an office space. The large bonus room has large windows & a corner gas fireplace; currently used as a spacious formal dining room it would make an excellent media space &/or home office. The lower level offers a spacious recreation area, plenty of storage, & a den space (currently used as a 4th bedroom, note it does not have a window). The South facing backyard is fully fenced & enjoys low maintenance landscaping. McKenzie Towne is the ideal community for active families as the community has a network of paved pathways, green spaces & parks, a fountain & splash



park, & an outdoor hockey rink, skate park ,& numerous ponds. Call for more information!

Built in 1998

Essential Information

MLS® #	A2131388
Price	\$625,000
Sold Price	\$610,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,606
Acres	0.08
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	92 Mt Aberdeen Circle Se
Subdivision	McKenzie Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 3H4

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener, Garage Faces Front

Interior

Interior Features	Central Vacuum
Appliances	Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None

Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Insert, Living Room, Ma
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Low Maintenance
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 27th, 2024
Date Sold	July 27th, 2024
Days on Market	61
Zoning	R-C1N
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

