

# \$595,000 - 277 Mt Aberdeen Close Se, Calgary

MLS® #A2163426

**\$595,000**

4 Bedroom, 4.00 Bathroom, 1,541 sqft

Residential on 0.08 Acres

McKenzie Lake, Calgary, Alberta

This charming 4 bedroom, 3.5 bathroom home on a quiet street in the established neighbourhood of McKenzie Lake is the perfect spot for first time home buyers or a growing family. You are welcomed by a front porch and enter into a spacious foyer. You'll notice the updates throughout this home as soon as we you step foot inside! Spacious living room allows for a large couch for movie nights and still space for the kids to play. The kitchen has been updated and has a timeless design, with white shaker cabinets up to the ceiling, all black hardware, gorgeous white quartz counter-tops with an eat up breakfast bar peninsula island, stainless steel appliances and a deep undermount double sink. The dining room has a stunning new light fixture, and a refaced gas fireplace. The WEST facing backyard is your own oasis! A large deck for entertaining, and a gazebo to offer shade on those hot summer days. The shed houses all of your lawn tools so that your double garage is free for both vehicles. The upper level has new carpet up the stairs, with a bright hallway and an open to below to your foyer. The primary bedroom is boasting in size, with a large walk in closet and an updated 4 piece bathroom with a skylight. The 2 other bedrooms are a generous in size and perfect for the kids, with an updated 4 piece bathroom for them to share. The lower level is fully finished with a large recreational area/second living room with an electric fireplace to cozy up to. The 4th bedroom here has it's own 3 piece



en-suite! The lower level is complete with a laundry room and additional storage space. Central Air Conditioning is the bonus we all need during the hot summer months! Walking distance to Aberdeen playground, basketball courts, and to the Bow River Pathways for the nature lovers of the family! All the amenities of 130th avenue just a few minutes away, and easy access to Deerfoot Trail. Don't wait, book your private showing today!

Built in 1998

**Essential Information**

MLS® #	A2163426
Price	\$595,000
Sold Price	\$610,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,541
Acres	0.08
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

**Community Information**

Address	277 Mt Aberdeen Close Se
Subdivision	McKenzie Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 3N4

**Amenities**

Parking Spaces	2
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Parking	Double Garage Detached
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## Interior

Interior Features	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Skylight(s), Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Fruit Trees/Shrub(s), Front Yard, Lawn, Landscaped, Level, Rectangular Lot
Roof	Pine Shake
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	September 6th, 2024
Date Sold	September 25th, 2024
Days on Market	19
Zoning	R-C1N
HOA Fees	0.00

## Listing Details

Listing Office	Real Broker
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