

236 MT. Aberdeen Close SE
Calgary, Alberta

MLS # A2264063

\$569,900

Division:	McKenzie Lake		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,019 sq.ft.	Age:	1998 (27 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Alley Access, Double Garage Detached, Garage Door Op		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Gazebo, Landscaped, Lawn, No Neighbours Behind, F		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Pine Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-C1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Dry Bar, High Ceilings, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows		
Inclusions:	N/A		

WELCOME.... "Step inside this beautifully renovated 4-Level Split, where Warmth and Modern Comfort come together in every Detail. Thoughtfully updated throughout, this Home offers Bright Open Spaces, Stylish Contemporary Finishes and room for the Whole Family to enjoy." This Home offers over 1900 sq. ft of living space designed with today's modern lifestyle in mind. From the inviting main floor to the cozy Family room, every level has been transformed with care and quality craftsmanship! Upon entering, you will see the extensive renovations, with attention to detail. The Vaulted Ceilings make this home Bright and Open. The kitchen offers: Granite countertops, Modern Grey Cabinets with modern hardware, high-end Stainless Steel appliances, and in-floor heating. The Pot Lights above the Island / Breakfast Bar with a built-in Range offer plenty of light. There is a butler's station or dry bar in the dining room that adds an excellent touch for entertaining. The warm and inviting living room has a bay window for relaxing with your morning coffee or a glass of wine in the evening. The upper floor offers a Spacious Primary Bedroom with an updated 4-Pc Ensuite. There are two more bedrooms with another 4pc bathroom. Please note a few newer upgrades: Poly B was replaced with PEX; the front patio and walkway, both front and back, were updated in 2024; a new furnace was installed in 2022; a new washing machine was purchased in 2022; and a new hot water tank was replaced in 2025. The 3rd level offers a Bright, spacious family room with hardwood flooring and large windows, plus a 2-piece powder room. The 3rd level has gym/flex room, a laundry room and storage. The backyard has a spacious deck, a covered hot tub (as is), in a gazebo. The Oversized, heated, double-detached garage acts as a sound barrier as well. The front has a beautiful Patio for greeting

neighbor's and enjoying the warm summer days. This beauty is in the heart of McKenzie Lake, close to all amenities, shopping on 130 Ave, with excellent access to major transportation routes such as Deerfoot & Stoney Trail. A must-see property that truly stands out! Homes like this don't come along often. Schedule your private viewing today!