



## 92 Mt Aberdeen Circle Calgary Alberta

\$625,000

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! (id:6769)

Family room 18.08 Ft x 12.92 Ft  
Den 11.67 Ft x 8.58 Ft  
3pc Bathroom 7.50 Ft x 5.50 Ft  
Kitchen 11.75 Ft x 10.00 Ft  
Dining room 10.00 Ft x 7.67 Ft  
Living room 16.00 Ft x 13.00 Ft  
Laundry room 9.00 Ft x 5.67 Ft

2pc Bathroom 5.00 Ft x 5.00 Ft  
Bonus Room 15.00 Ft x 11.67 Ft  
Primary Bedroom 14.25 Ft x 12.42 Ft  
Bedroom 10.25 Ft x 8.75 Ft  
Bedroom 10.08 Ft x 8.75 Ft  
4pc Bathroom 8.75 Ft x 5.92 Ft

Listing Presented By:



Originally Listed by:  
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**Mirror**

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