



## 296 MT ABERDEEN Close Calgary Alberta

\$570,000

- Open house Nov 3 1pm-3pm - Charming Home with Front Porch and Double Garage in McKenzie Lake - This fully finished home offers outstanding value in sought-after community of McKenzie Lake, blending a versatile floorpan with the charm of a mature neighbourhood. The home features fresh paint, new carpet and is vacant for a quick possession. As you arrive, you'll be welcomed by a spacious front veranda that enhances the curb appeal and invites you to enjoy your morning coffee. Step inside to discover an open living room with plenty of natural light, thanks to its large west-facing windows. The bright white kitchen offers ample cabinetry and counter space and an island that can be expanded and opens seamlessly to the dining area for effortless entertaining. Upstairs, you'll find a large master suite with double closets and a private 4-piece ensuite. Two additional bedrooms share another 4-piece bathroom, ideal for family or guests. The fully finished basement expands your living space, featuring a generous family room, a 2-piece bath, laundry area, and plenty of storage. Outdoors, the fenced and landscaped yard offers privacy and the perfect setting for relaxation or entertaining on the large deck. Plus, the double garage provides ample room for vehicles and additional storage. Located in a friendly community with fantastic neighbours, a well-established neighbourhood close to schools, parks, and shopping. Don't miss this opportunity! Schedule a viewing today and experience all this charming McKenzie Lake home has to offer. (id:6769)

Family room 11.42 Ft x 15.42 Ft  
Other 5.58 Ft x 7.17 Ft  
Laundry room 6.33 Ft x 9.00 Ft  
Furnace 4.67 Ft x 7.08 Ft  
Storage 3.83 Ft x 5.33 Ft  
4pc Bathroom 4.92 Ft x 8.17 Ft  
2pc Bathroom 6.33 Ft x 9.00 Ft  
Other 4.00 Ft x 7.00 Ft

Living room 11.92 Ft x 19.17 Ft  
Kitchen 7.83 Ft x 14.08 Ft  
2pc Bathroom 3.08 Ft x 6.58 Ft  
Dining room 7.67 Ft x 8.58 Ft  
Primary Bedroom 13.33 Ft x 13.83 Ft  
Bedroom 9.25 Ft x 9.42 Ft  
Bedroom 9.25 Ft x 11.92 Ft  
4pc Bathroom 4.92 Ft x 7.67 Ft

Listing Presented By:



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