

69 Mt Aberdeen Circle SE
Calgary, Alberta

MLS # A2201272



\$549,000

Division:	McKenzie Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,132 sq.ft.	Age:	1997 (28 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Small Shed, Black Cabinet By Family Room

Nestled in McKenzie Lake's distinctive Stonegate area, this home offers immense character and purpose. With captivating curb appeal, the lovely Victorian style boasts classic 2 storey architecture, a fabulous wrap around veranda, portico and bay windows. A great lifestyle is afforded by a broad mix of features - 3 generous bedrooms, 2 1/2 baths, full finished lower level, veranda, deck and 2 car garage. The welcoming portico opens to a gracious living room that flows seamlessly to dining and kitchen areas. The main floor is great day-to-day for family living as well as entertaining. Slip out front to the private veranda and enjoy a coffee, book or visit. The kitchen has ample counter space and cupboards and opens to a full-width rear deck. Sit back, relax and light up the BBQ. Watch the children play in the fenced rear yard. Enjoy great times with family and friends. Large family room, fireplace and bathroom in lower level. Gorgeous hardwood. Recently refreshed upper/lower bathrooms. Roof updated from shakes to shingles. Pamper your vehicles in the massive 2-car garage and forget about the snow! Also has 220v rough-in. An amazing location you're a few steps to a neighborhood park and it's an easy stroll to the natural paradise of the Bow River Pathway. Accessible schools. Quick hop to 130th Ave shopping, services and dining. Don't miss this exceptional, move-in ready, value packed home. And sit back and enjoy a serene, convenient suburban lifestyle