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34 Mt Aberdeen Link SE
Calgary, Alberta

MLS # A2347510

$535,000

Division:	McKenzie Lake		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,017 sq.ft.	**Age:**	1998 (28 yrs old)
Beds:	4	**Baths:**	2
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Rectangular Lot, S		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Ceramic Tile, Laminate	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Ceiling Fan(s), High Ceilings, Open Floorplan, Vinyl Windows		

Inclusions: N/A

Open House- Saturday October 17 and Sunday October 18-1PM to 3PM Welcome to a beautifully updated home where quality upgrades, functional living, and prime location come together. From the moment you step inside, you will appreciate the extensive high-value capital improvements designed for comfort and peace of mind. The main and upper levels feature stylish laminate flooring that extends seamlessly into the upper bedrooms, updated lighting, and brand-new triple-pane windows with custom blinds installed in 2025 that fill every room with natural light while providing exceptional energy efficiency and soundproofing. The heart of the home features a refreshed kitchen complete with freshly painted cabinetry, an over-the-range microwave, updated lighting, and a brand-new white refrigerator. Upstairs, you will find three bedrooms, including freshly repainted kids' rooms, alongside a tastefully updated four-piece main bathroom. The fully finished lower level offers a cozy secondary family room, a refreshed three-piece bathroom with tile flooring, and a spacious fourth bedroom currently utilized as a private primary retreat. Beyond the aesthetic updates, the big-ticket maintenance items have already been taken care of for you. The home comes equipped with a brand-new hot water tank installed in 2026, central air conditioning installed in 2023 for ultimate summer comfort, and a roof replaced in 2021 on both the house and garage. The mechanical system features a meticulously maintained furnace with recently updated replacement motor. Out back, the exterior features an impressive oversized detached double garage measuring 26 feet by 24 feet, providing abundant parking, storage, or workshop space. The fully fenced backyard comes complete with updated fencing and a private patio ideal for outdoor dining and summer gatherings.

Nestled in an established, family-friendly neighborhood, this home offers unbeatable convenience. You are just minutes away from local shopping centers, popular restaurants, parks, and top-rated schools. Commuting is effortless with easy access to major roadways, nearby transit stops, and direct connections to Stoney Trail, making travel across the city quick and seamless. Move-in ready with all the heavy lifting already done, this complete property is an opportunity you do not want to miss.

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