



THE
A-TEAM

**RE/MAX
FIRST**

49 MAYFAIR Road, Calgary T2V 1Y8

MLS® #: **A2159863** Area: **Meadowlark Park** Listing Date: **09/06/24** List Price: **\$1,395,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2016**
Lot Information
 Lot Sz Ar: **5,898 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,956**
 Low Sqft:
 Ttl Sqft: **1,956**

DOM

12
Layout
 Beds: **5 (2 3)**
 Baths: **3.0 (2 2)**
 Style: **Bungalow**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Fruit Trees/Shrub(s),Front Yard,Lawn,Landscaped,Standard Shaped Lot,Street Lighting**

Park Feat:

Alley Access,Double Garage Attached,Garage Door Opener,Garage Faces Rear,On Street,Oversized

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **In Floor,Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Dog Run,Lighting,Private Yard,Rain Gutters**

Construction: **Brick,Concrete,Stucco,Wood Frame**
 Flooring: **Carpet,Hardwood,Marble**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Built-In Refrigerator,Central Air Conditioner,Dishwasher,Double Oven,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Washer/Dryer,Window Coverings,Wine Refrigerator**

Int Feat: **Bar,Beamed Ceilings,Bookcases,Breakfast Bar,Built-in Features,Chandelier,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Recessed Lighting,Soaking Tub,Storage,Sump Pump(s),Walk-In Closet(s),Wet Bar,Wired for Sound**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	15`6" x 13`10"	Kitchen	Main	14`10" x 12`6"
Dining Room	Main	14`0" x 10`11"	Bedroom - Primary	Main	15`2" x 13`5"
Walk-In Closet	Main	7`4" x 7`4"	4pc Ensuite bath	Main	13`4" x 9`7"

Bedroom	Main	15`10" x 10`8"	Foyer	Main	10`0" x 7`5"
Mud Room	Main	11`3" x 5`9"	Den	Main	11`5" x 10`11"
Laundry	Main	13`4" x 9`7"	2pc Bathroom	Main	5`8" x 4`11"
2pc Bathroom	Main	6`8" x 3`0"	Game Room	Basement	19`10" x 17`3"
Bedroom	Basement	13`9" x 12`5"	Bedroom	Basement	13`11" x 10`4"
Bedroom	Basement	13`11" x 12`6"	Other	Basement	10`0" x 8`0"
Laundry	Basement	7`1" x 6`0"	4pc Ensuite bath	Basement	10`0" x 6`11"
Furnace/Utility Room	Basement	13`9" x 8`4"			

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **4409GW**

Zoning: **R-C1**

Remarks

Pub Rmks: **NESTLED in the CHARMING NEIGHBOURHOOD of MEADOWLARK, this EXQUISITE AIR-CONDITIONED BUNGALOW has 3644.99 sq ft of Developed Space, it has 5 Bedrooms, 4 Bathrooms (incl/2 EN-SUITES), 3 Gas Fireplaces, a 12'3" X 10'8" DECK, an ATTACHED OVERSIZED DOUBLE GARAGE (access to the 14'8" X 11'6" PATIO, + on the other side to the Backyard), all on a 5898 Sq Ft LOT!!! This HOME has BEAUTIFUL CURB APPEAL w/Low-Maintenance LANDSCAPING, Exterior BRICK detail, and a CATHEDRAL Covered Porch leading up to the Main Entryway that already exudes a WARM, + INVITING AMBIANCE from the moment you step inside. You are GREETED by the BARREL CEILING over the GORGEOUS Iron/Wood Grand Central STAIRCASE leading down to the Basement. A 2 pc Bathroom, a Foyer WALK-IN Closet, a DEN/OFFICE showcasing a Gas Fireplace, + BUILT-IN Bookcases on either side. LARGE Windows in this UNIQUE HOME bring in NATURAL LIGHT. The HARDWOOD Floor, + NEUTRAL Colour Tones carry throughout the OPEN-CONCEPT Floor Plan. The CUSTOM BUILT-INS enclose the COZY Dining Room which is GREAT for FAMILY, + FRIENDS sitting around the Table. It also has TRIDEM WINDOWS, + BUILT-IN WINE CABINETS on either side. There is a VAULTED CEILING in this SLEEK Kitchen which is the 'HEART of the HOME' along with 2-TONED Cabinetry, Tiled Backsplash, GRANITE Countertops, SS APPLIANCES incl/BUILT-IN Dishwasher/Refrigerator, + DUAL Ovens, GAS Cooktop. There is an ISLAND w/Breakfast Bar for those On-The-Go Meals, + WALK-THROUGH Butler Pantry w/SINK, + EXTRA STORAGE in Cabinetry. The Mud Room w/MARBLE Flooring is off that leading into the Garage, + into the 2 pc Bathroom. The 2nd Bedroom has BUILT-IN Bookcases w/Desk. The Living Room is PERFECT for RELAXING or ENTERTAINING. It has a STONE Clad Gas Fireplace, BUILT-IN Cabinets, + a door leading to the Deck. Along the staircase on the Main Floor is the HUGE PRIMARY Bedroom w/WALK-IN Closet incl/BUILT-IN Shelving, a Modified 4 pc EN-SUITE that has DUAL sinks, a GLASS Steam Shower, Water Closet, IN-FLOOR Heating, + a BUILT-IN Washer/Dryer. The Basement has LIGHTS in the Wide Carpeted Staircase leading down to the LARGE Recreation Room w/Gas Fireplace, BUILT-IN Cabinets, a WET Bar incl/2 Wine Fridges, a Utility Room (O/S H2O), a Laundry Room, 3 more GENEROUS-SIZED Bedrooms (1 has Gym Floor), + a 4 pc Bathroom. The Backyard has the BBQ on the Deck, + room to have GATHERINGS. Close to Golf Course, Church, School, Green Spaces, Shopping Centres, Amenities, + more. Easy access to Glenmore Trail, also close to 14th St; which leads to Heritage Park and the Rockyview Hospital. This is a NEIGHBOURLY Community. WELCOME HOME!!!**

Inclusions: **A/C Unit, Barbecue, Dryer X 2, Built-In Microwave, Built-In Ovens X 2, Built-In Wine Fridges X 2 in Dining Room, Lift in Garage for Wheelchair, Smaller Built-In Wine Fridge X 1 in Basement Bar, TV on Wall X 1, Venetian Blinds, Washer X 2.**

Property Listed By: **RE/MAX House of Real Estate**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123