



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**251 MAUNSELL Close, Calgary T2E 7C1**

MLS®#: **A2168646**      Area: **Mayland Heights**      Listing Date: **09/26/24**      List Price: **\$900,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**      Finished Floor Area  
 Year Built: **1979**      Abv Sqft: **2,769**  
 Lot Information      Low Sqft:  
 Lot Sz Ar: **4,994 sqft**      Ttl Sqft: **2,769**  
 Lot Shape:

DOM

**55**  
Layout  
 Beds: **6 (4 2 )**  
 Baths: **4.0 (4 0)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Rectangular Lot**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **None**

Construction: **Brick,Cedar**  
 Flooring: **Carpet,Ceramic Tile**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Other**  
 Int Feat: **Bar,Bidet,Bookcases,Separate Entrance**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	18`0" x 11`6"	Kitchen	Main	12`0" x 11`0"
Dining Room	Main	12`4" x 11`6"	Office	Main	9`0" x 6`0"
Nook	Main	13`2" x 9`9"	Family Room	Main	18`4" x 11`7"
Foyer	Main	7`3" x 3`9"	Den	Main	9`11" x 9`9"
Sunroom/Solarium	Main	18`0" x 10`7"	Loft	Upper	6`11" x 6`1"
Bedroom - Primary	Upper	15`4" x 12`7"	3pc Ensuite bath	Upper	9`5" x 6`3"
Bedroom	Upper	9`11" x 9`7"	Bedroom	Upper	10`4" x 9`2"

<b>Bedroom</b>	<b>Upper</b>	<b>10`3" x 9`2"</b>	<b>6pc Bathroom</b>	<b>Upper</b>	<b>9`3" x 7`2"</b>
<b>Game Room</b>	<b>Lower</b>	<b>15`6" x 10`5"</b>	<b>Kitchen</b>	<b>Lower</b>	<b>10`10" x 9`0"</b>
<b>Dining Room</b>	<b>Lower</b>	<b>12`0" x 10`10"</b>	<b>Bedroom</b>	<b>Lower</b>	<b>12`0" x 10`4"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>10`5" x 8`0"</b>	<b>Sunroom/Solarium</b>	<b>Lower</b>	<b>16`3" x 9`6"</b>
<b>Storage</b>	<b>Lower</b>	<b>7`0" x 3`7"</b>	<b>Storage</b>	<b>Lower</b>	<b>9`8" x 5`3"</b>
<b>4pc Bathroom</b>	<b>Lower</b>	<b>10`5" x 7`1"</b>	<b>Laundry</b>	<b>Lower</b>	<b>23`11" x 12`3"</b>
<b>Laundry</b>	<b>Main</b>	<b>9`7" x 7`4"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>7`3" x 5`9"</b>

Legal/Tax/Financial

Title: **Fee Simple**  
 Zoning: **R-CG**  
 Legal Desc: **7811373**

Remarks

Pub Rmks: **Welcome home to 251 Maunsell Close NE! Nestled in the heart of Mayland Heights, this stunning property boasts incredible views of the downtown skyline and the majestic Rocky Mountains. Key features include: \* Attached Double Car Garage: Convenient parking and storage. \* Spacious Living Areas: A bright dining nook and a sunken family room with a beautiful fireplace and built-ins, perfect for relaxation and entertaining. \* Large Kitchen: Featuring a peninsula for additional prep space. \*.Main Floor Den & Laundry: Includes a full 4-piece bathroom, adding to the home's functionality. \*.Vaulted Sunroom: Offers access to a main floor deck, ideal for enjoying the views. \* Upper Level: Features a loft area, 4 generous bedrooms, and a luxurious 6-piece bathroom. The master suite includes a walk-in closet and an ensuite for added privacy. \* Lower Development: With separate access from the back lane, it includes a full kitchen, 2 bedrooms, and another 4-piece bath, perfect for guests or as a rental opportunity. Located close to downtown, with easy access to shopping, hospitals, and schools, this home truly has it all. Don't miss out on this rare find—call today to schedule your personal viewing!**

Inclusions: **NA**  
 Property Listed By: **RE/MAX Real Estate (Central)**

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























