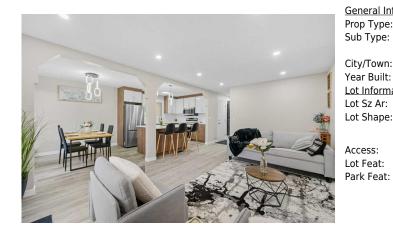


238 MAUNSELL Close, Calgary T2E 7C2

MLS®#:	A2179079	Area:	Mayland Heights	Listing Date:	11/15/24	List Price: \$549,900
Status:	Pending	County:	Calgary	Change:	None	Association: Fort McMurray



eral Information				DOM	
Type:	Residential			7	
Type:	Semi Detached	(Half		Layout	
	Duplex)	Finished Floor Ar	ea	Beds:	4 (2 2)
/Town:	Calgary	Abv Sqft:	955	Baths:	2.0 (2 0)
r Built:	1979	Low Sqft:		Style:	Bi-Level,Side by Side
Information		Ttl Sqft:	955		
Sz Ar: Shape:	2,497 sqft			<u>Parking</u> Ttl Park: Garage Sz:	2
ess:					
Feat: Feat:	Back Lane,Back Yard,Lawn,Interior Lot,Street Lighting,Rectangular Lot Alley Access,On Street,Parking Pad				

Utilities and Features

Roof: Heating: Sewer: Ext Feat:	Asphalt Shingle Forced Air Lighting,Rain Gutters		Construction: Vinyl Siding,Wood Frame Flooring: Vinyl Plank Water Source: Fnd/Bsmt: Poured Concrete	Vinyl Siding,Wood Frame Flooring: Vinyl Plank Water Source: Fnd/Bsmt:		
Kitchen Appl: Int Feat: Utilities:						
Room 5pc Bathroom Dining Room Living Room 5pc Bathroom Bedroom Game Room	Main Main	<u>Dimensions</u> 8`0" x 8`9" 8`5" x 9`1" 11`9" x 18`11" 8`0" x 8`1" 8`0" x 11`7" 10`8" x 19`8"	Room Bedroom Kitchen Bedroom - Primary Bedroom Kitchen Furnace/Utility Room Legal/Tax/Financial	<u>Level</u> Main Main Main Basement Basement Basement	Dimensions 8`3" x 12`3" 8`7" x 11`9" 11`9" x 12`5" 10`8" x 11`7" 8`7" x 14`4" 3`4" x 7`3"	

Title: Fee Simple Legal Desc:	Zoning: R-CG 7811373
Legui Dese.	Remarks
Pub Rmks: Inclusions: Property Listed By:	** Exceptional Renovation & LEGAL 2 Bedroom Basement Suite ** Quartz Countertops Two Toned Kitchen Full Height Gloss Finished Cabinets Kitchen Island with Barstool Seating Open Floor Plan Recessed Lighting Modern Pendant Lighting 5pc Bath with Dual Vanities Stacked Laundry Large West Facing Deck LVP Flooring Separate exterior Entry to Legal Basement Suite Open Floor Plan Kitchen & Rec Room Basement Laundry Quartz Countertops Great Lighting Egress Windows Rear Parking Pad Alley Access Storage Shed Close to CBE Mayland Heights & Sir John Franklin School Quick Access to Barlow Trail, 16th Ave NE & Deerfoot Trail. Welcome home! 238 Maunsell Close NE is a beautifully renovated semi-detached home with a legal 2 bedroom basement suite and rear parking? This home has undergone a complete transformation for a sleek modern design; quartz countertops, recessed & pendant lighting, Vinyl Plank flooring, full height gloss finished cabinetry and more! The front door opens to a split staircase with separate entrances to the main and lower levels. The main level boasts 955 SqFt with a great open floor plan living space, 2 bedrooms and a 5pc bath. The kitchen is outfitted with quartz countertops, two toned cabinets, gloss finished full height cabinets, crisp white tiled backsplash, stainless steel appliances and a large centre island with barstool seating. The dining room is a great addition outdoor dining and provides you with an indoor/outdoor lifestyle. Down the hall are 2 bedrooms with closet storage that share the 5pc bathroom. The 5pc bath has a deep tub/shower combo with a tiled backsplash and a double vanity with quartz countertop and storage below. Across the hall is a stacked washer/dryer to not take up any living space! Downstairs, the legal basement suite with its separate entry is a bonus! This lower level has 2 bedrooms, a 5pc bathroom and open concept living space. The legal basement suite is bright with both natural and recessed lighting. The kitchen and quartz countertop



