



THE
A-TEAM

**RE/MAX
FIRST**

28 MCHUGH Road, Calgary T2E 7R7

MLS®#: **A2182026**

Area: **Mayland Heights**

Listing Date: **12/10/24**

List Price: **\$579,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1982**

Lot Information

Lot Sz Ar: **2,497 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,453**
Low Sqft:
Ttl Sqft: **1,453**

DOM

11
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane, Landscaped, Level, Rectangular Lot, See Remarks, Treed**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Clay Tile**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**

Construction: **Vinyl Siding, Wood Frame**
Flooring: **Carpet, Hardwood, Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
Int Feat: **No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions
Foyer	Main	4`11" x 4`0"
Dining Room	Main	10`0" x 10`7"
Living Room	Main	13`6" x 11`11"
Storage	Basement	16`0" x 16`9"
Bedroom - Primary	Second	10`11" x 15`3"
Bedroom	Second	9`0" x 9`3"
4pc Bathroom	Second	4`10" x 6`10"

Room	Level	Dimensions
Kitchen	Main	8`7" x 9`8"
Living Room	Main	15`5" x 12`9"
Laundry	Main	5`1" x 2`7"
Flex Space	Basement	14`8" x 11`8"
Bedroom	Second	9`1" x 8`11"
4pc Ensuite bath	Second	4`11" x 6`10"
2pc Bathroom	Main	3`9" x 4`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

8011347

Zoning:
R-CG

Remarks

Pub Rmks:

Rare find in East Mayland Heights. Immaculate 2 story siding and backing onto green space. Beautiful landscaping with poured walks, shrubs, hedges, rear deck with slate floor, plus a roof top deck over garage with some views of mountains and city. Hardwood floors in kitchen and dining room. Kitchen is spacious with ample ash cabinets, over stove microwave hoodfan stainless steel appliances, lots of counter space, adjoining dining room over looking sunken family room, with fireplace, oak feature wall and sliders to decks. Quiet & relaxing time can be enjoyed in the cozy living room. Master bedroom has 4pc ensuite, wall to wall ash closets with drawers. 2nd bedroom has been opened with glass French doors, offering a retreat off the master. Partially completed basement, second family room/4th bedroom, computer or hobby station, cold room and massive storage room, currently used as a workshop. Double garage, clay tile roof.

Inclusions:
Property Listed By:

N/A
eXp Realty

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







