

\$1,699,900 - 15 Medford Place Sw, Calgary

MLS® #A2085106

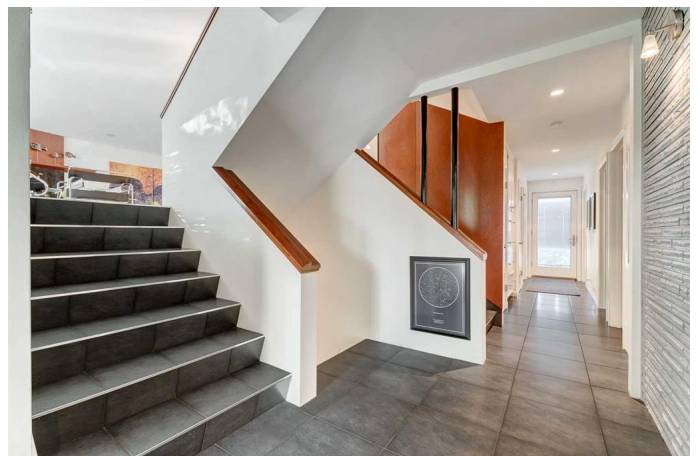
\$1,699,900

3 Bedroom, 3.00 Bathroom, 3,103 sqft

Residential on 0.25 Acres

Mayfair, Calgary, Alberta

Nestled in the heart of Mayfair, this exceptional four-level split home sits on a beautiful oversized lot measuring 90' x 120', is masterfully designed by Morley Winnick, and offers an exclusive blend of contemporary aesthetics & innovative spatial design. With its unique layout, abundant natural light & high ceilings, this property exemplifies the epitome of luxury living. The transformation of the front attached garage into a sunlit gym sets this home apart. Boasting wall-to-wall built-ins & independent radiant heating, the space provides for a seamless fitness experience as it has also been insulated & vapour barriered to ensure soundproofing & temperature control. Additionally, two extra bedrooms on this level & ample built-in storage in the hallway make the entry level truly versatile. Ascending to the main level, you will find a beautifully designed kitchen that showcases light maple cabinets contrasting with extra thick dark granite countertops. This culinary haven offers generous prep space, a separate dining nook complete with a sit-up bar, a walk-in pantry & a suite of premium Miele and Kitchen Aid appliances. Conveniently, the laundry room is adjacent to the kitchen, ensuring practicality meets elegance. The open living and dining room on this level are nothing short of breathtaking. A stunning fireplace is the centerpiece of the space, complemented by vaulted ceilings & an entire wall of newly-installed windows that flood the room with natural light. The top level is



dedicated to the primary bedroom, a serene retreat complete with a private balcony that overlooks the backyard & a beautiful ensuite with soaker tub & separate shower. An additional four-piece bath with a skylight, a 2nd bedroom & a converted loft area, offering panoramic views of the lower levels, make this floor a comfort all its own. The basement boasts a central recreation area, a separate sitting or games area & a wet bar, it's the ideal space for gatherings & leisure activities. Plus a massive crawl space for additional storage needs. Step outside onto the newer deck & discover your own private oasis, where you can bask in the serenity of the landscaped yard, or host al fresco gatherings while enjoying the outdoor speakers. A lovely bonus is the sunroom at the back attached to the detached double garage, which has radiant heat & can double as a convenient office separate from the home. The oversized double garage has its own vacuum system and heater. This home has been extensively renovated over the years with recent updates including a new washer and dryer, fresh paint throughout in 2022, tiled primary bathroom, a floor safe in the utility room, updated furnace & water tank & reverse osmosis taps in the kitchen sink and fridge. These thoughtful enhancements ensure that your living experience is as convenient as it is luxurious. Mayfair is a fantastic established inner-city community, close to tons of amenities at nearby Chinook & McLeod Trail, schools, golf & more! Welcome home!

Built in 1960

Essential Information

MLS® #	A2085106
Price	\$1,699,900
Sold Price	\$1,570,000

Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	3,103
Acres	0.25
Year Built	1960
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	15 Medford Place Sw
Subdivision	Mayfair
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 2E9

Amenities

Parking Spaces	2
Parking	Converted Garage, Double Garage Attached, Driveway

Interior

Interior Features	Bar, Breakfast Bar, Granite Counters, Pantry, Skylight(s), Soaking Tub, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Brick Facing, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Rectangular Lot

Roof	Flat Torch Membrane
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 4th, 2023
Date Sold	November 27th, 2023
Days on Market	53
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REAL ESTATE (CENTRAL)
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