

# \$1,395,000 - 49 Mayfair Road Sw, Calgary

MLS® #A2159863

**\$1,395,000**

5 Bedroom, 4.00 Bathroom, 1,957 sqft

Residential on 0.14 Acres

Meadowlark Park, Calgary, Alberta

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' X 10' DECK, an ATTACHED OVERSIZED DOUBLE GARAGE (access to the 14' X 11' 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!!!

Built in 2016

### **Essential Information**

MLS® #	A2159863
Price	\$1,395,000
Sold Price	\$1,385,000
Bedrooms	5

Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,957
Acres	0.14
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

### Community Information

Address	49 Mayfair Road Sw
Subdivision	Meadowlark Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 1Y8

### Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Attached, Garage Door Opener, Garage Faces Rear, On Street, Oversized

### Interior

Interior Features	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
Appliances	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
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Basement, Decorative, Den, Gas, Living Room, Mantle, Marble
Has Basement	Yes
Basement	Finished, Full

**Exterior**

Exterior Features	Dog Run, Lighting, Private Yard, Rain Gutters
Lot Description	Back Lane, Back Yard, City Lot, Fruit Trees/Shrub(s), Front Yard, Lawn, Landscaped, Standard Shaped Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Brick, Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	September 6th, 2024
Date Sold	October 2nd, 2024
Days on Market	26
Zoning	R-C1
HOA Fees	0.00

**Listing Details**

Listing Office	RE/MAX House of Real Estate
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