



# 908 Mayland Drive Calgary Alberta

\$659,888

Fantastic Bungalow located on a quiet street within the desired community of Mayland Heights! Discover this meticulously maintained and updated bungalow in the sought-after neighborhood of Mayland Heights. Key updates include new basement windows, all new basement concrete flooring, new back flow valve, sump pump, new electrical panel, etc. All these updates helps enhance the home's charm and functionality. **\*\*Dream Double Garage\*\*** This impressive garage features two separate single doors, a gas furnace, full insulation, and a Nest thermostat for optimal temperature control. Fully powered and versatile, it can serve as a garage, workshop, office, or studio. **\*\*Main Floor Highlights\*\*** Spacious main level living area filled with natural light from the large south-facing bay windows. Hardwood floors where laid at a 45-degree angle, creating a sense of expanded space. You will love the open-concept kitchen with real wood cabinets, seamlessly connected to the living and dining areas. Brand new Stainless steel appliances and a dream gas stove! Completing the main level are the three comfortable sized bedrooms and a full 4 pc bathroom. **\*\*Finished RENOVATED Basement** includes brand new new concrete floors\*\* Additional bedroom with its new egress window and brand new, dream full 4 pc bathroom. Expansive recreation room featuring a stand alone fireplace and built-in wet bar, perfect for entertaining. Ample storage space available inside or in the garage. **\*\*Outdoor Features\*\*** Well-maintained exterior with poured concrete walkways and patios. The private yard is fully fenced with potential RV/ additional parking within the properties fence line. **\*\*Prime Location\*\*** Mayland Heights is a hidden gem offering excellent transit, car, and bike connections to the entire city. Enjoy close proximity to downtown, numerous parks, schools, and shopping within the neighborhood. Exp...

Family room 12.67 Ft x 15.50 Ft

Recreational, Games room 20.25 Ft x 10.67 Ft

Bedroom 8.75 Ft x 11.67 Ft

Laundry room 5.42 Ft x 10.83 Ft

Furnace 6.50 Ft x 10.50 Ft

4pc Bathroom Measurements not available

Living room 12.83 Ft x 17.42 Ft

Other 10.00 Ft x 13.25 Ft

Primary Bedroom 10.00 Ft x 12.50 Ft

Bedroom 8.00 Ft x 11.25 Ft

Bedroom 8.50 Ft x 10.08 Ft

4pc Bathroom Measurements not available

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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**Mirror**

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