



# 2223 Munro Drive Calgary Alberta

\$600,000

Step into this superbly maintained mid-century modern style bungalow in marvellous Mayland heights! Ready to welcome you home with open arms and a dash of quirky charm downstairs! Kick off your shoes in the large entryway adorned with ceramic tiles & the warmth of this home wraps around you like a cozy blanket. The open-concept living and dining room; boasting a statement fireplace & captivating stone accent wall, invites you to shed your worries and take a seat in your favourite chair - whether you're the sophisticated Eames chair type, more of a lazy-boy louche or a rocking chair rocker. Discover the original oak hardwood floors hidden beneath the carpet, waiting to be unveiled in all their glory. The kitchen, a sunlit haven updated with modern appliances & expansive cabinets, is a place where the sunshine streams in, and there's a spot for everything - even a delightful breakfast nook for those lazy Sunday mornings. Venture down the hall to find a versatile third bedroom with a patio door leading to the backyard deck, perfect for soaking in the southern sunshine & enjoying the views. This room could also be a great home office or den. The primary bedroom at the front of the house boasts huge windows & enough room to accommodate all your furnishings - it's big, and it knows it! The upgraded 4-piece bath entices you with the best in easy-access adaptability, offering the perfect spot for a rejuvenating soak. There's 3 bedrooms upstairs & 2 more rooms downstairs that might be adapted to use as bedrooms. Take a trip downstairs to the finished basement, a totally unique & fun family room awaits. Vintage finishes that seem brand new & hip create an ideal space for games & gatherings. Another spacious room with a built-in desk is perfect for homework or craft projects, a 2nd full bath adds convenience. The laundry room with a sink & ample storage keeps your cleaning pro...

- Bedroom 3.81 M x 3.61 M
- Bedroom 3.87 M x 3.33 M
- 4pc Bathroom 2.30 M x 1.65 M
- Family room 6.70 M x 4.47 M
- Laundry room 3.86 M x 1.31 M
- Storage 2.82 M x 1.86 M

- Primary Bedroom 4.52 M x 3.05 M
- Bedroom 2.91 M x 2.75 M
- Bedroom 3.51 M x 2.73 M
- 4pc Bathroom 2.73 M x 1.51 M
- Living room 5.40 M x 3.60 M
- Dining room 2.83 M x 2.16 M

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Listing Presented By:



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Cold room 2.35 M x 1.17 M

Foyer 2.14 M x 1.93 M

Other 4.10 M x 3.66 M

Other 3.04 M x 1.26 M