



## 1015 Motherwell Road Calgary Alberta

\$629,900

Nestled on one of the most desirable streets in Mayland Heights, this charming bungalow offers an unbeatable combination of location, opportunity, and potential. Set on an oversized R-CG zoned corner lot, this home is a fantastic choice for families looking to plant roots in a welcoming community or for savvy investors seeking a valuable addition to their portfolio. With an oversized single heated garage and room to add a double garage, plus a separate side entrance leading to the undeveloped basement, this property is just waiting to be transformed into a high-yield investment with a legal suite (A secondary suite would be subject to approval and permitting by the city/municipality) or additional living space. Step inside to find a bright and airy south-facing family room, where a vaulted ceiling and large windows flood the space with natural light. A cozy fireplace creates the perfect gathering spot for those chilly winter evenings. The adjacent dining area offers seamless flow into the spacious kitchen, complete with ample counter and cabinet space—a dream for any home chef. Down the hall, you'll find three generously sized bedrooms, including a primary suite with a newly renovated three-piece ensuite, plus an additional four-piece bathroom to serve the rest of the home. The unfinished basement presents endless possibilities—double your living space, create a secondary suite (A secondary suite would be subject to approval and permitting by the city/municipality), or design the ultimate entertainment area. Plus, with a west-facing yard, two separate driveways, and air conditioning, this home checks all the boxes for comfort and convenience. Beyond the home itself, Mayland Heights offers an incredible lifestyle. Just minutes from downtown, this well-established community boasts top-rated schools, nearby parks, and fantastic amenities, including the Renfrew Aquat...

Living room 12.00 Ft x 18.83 Ft

Kitchen 14.92 Ft x 12.17 Ft

Dining room 8.00 Ft x 9.25 Ft

Primary Bedroom 1.17 Ft x 10.33 Ft

3pc Bathroom 8.83 Ft x 4.67 Ft

Bedroom 9.50 Ft x 9.50 Ft

Bedroom 9.00 Ft x 14.58 Ft

4pc Bathroom 8.92 Ft x 5.00 Ft

Foyer 11.00 Ft x 4.25 Ft

Listing Presented By:



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