



## 1039 Mackid Road Calgary Alberta

\$610,000

Hail resistant rubber roof with life time warranty !! With the current hail damage so many are experiencing right now, this roof is a huge plus. Located on a quiet street in the popular area of Mayland Heights, this bungalow has been owner occupied by the same owner since 1996. The owner is sad to leave, but it is time to downsize. The large double lot boasts custom sidewalks and patio areas. Beside each other there is 30 feet of RV parking & a covered parking pad for your vehicles, both with concrete pads & electricity. Beside this is a large single garage with storage and shelving. The high door makes it possible to drive your trunk into the warm heated and insulated garage. The wide paved back alley makes it easy to swing the motorhome into its designated spot. The west exposure back yard has a large tarp covered canopy for your enjoyment. The raised wooden beds can be used for your beautiful flowers, herbs or your garden needs. A great yard for the family gatherings. No weeds to worry about on the side of the home as this area has concrete as well. There is still some grass to mow in the back, along with the front yard. There is sitting areas in the front and back yard for the family and friends. The large flowerpots will be left for the new owner. Inside this one storey/bungalow (with basement development) you will find a cozy family room with a corner brick fireplace, a dining room with a door leading to the back yard & a kitchen with plenty of cabinets. The extra unattached storage stay with the home. There is beautiful new counter tops, double sinks, fridge, stove, microwave, dishwasher. Check on the children through the kitchen window as they play in the private, secure back yard. Moving into the hallway there is a full bathroom & three bedrooms. At the end of the hall is extra storage. The master bedroom has a closet, plus an additional wardrobe that s...

Bedroom 12.00 Ft x 12.25 Ft

Family room 10.25 Ft x 27.92 Ft

Office 9.50 Ft x 9.75 Ft

Furnace 13.75 Ft x 17.00 Ft

3pc Bathroom 6.75 Ft x 8.00 Ft

Other 3.25 Ft x 10.25 Ft

Dining room 7.25 Ft x 19.75 Ft

Living room 14.25 Ft x 14.50 Ft

Primary Bedroom 10.33 Ft x 12.00 Ft

Bedroom 8.58 Ft x 10.00 Ft

Bedroom 8.00 Ft x 10.17 Ft

Other 3.42 Ft x 3.50 Ft

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

Listing Presented By:



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**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca

Kitchen 10.33 Ft x 12.67 Ft

4pc Bathroom 4.92 Ft x 9.17 Ft