



AI VIRTUAL STAGING

1040 Motherwell Road Calgary Alberta

\$617,000

" Freshly RePriced " Welcome to Motherwell Road, a quiet and private enclave tucked into the much-desired inner-city community of Mayland Heights. Opportunities to own on Motherwell are rare. Many longtime residence still reside on this lovely street. Set on an exceptional pie-shaped lot, this charming character bungalow offers something increasingly difficult to find -- a warm, inviting family home with genuine character, an abundance of living space, and a backyard designed for family life. Proudly cared for by its long-time owners, this beautifully maintained home offers approximately 1,898 sq. ft. of developed living space across two levels, featuring 4 bedrooms and 3 bathrooms. Step inside and you immediately feel the difference. The original oak hardwood flooring and oak kitchen cabinetry create a warmth and richness that today's often-overly-modern palette of white, grey and dark finishes simply cannot replicate. This is a home feels comfortable & welcoming. Your spacious kitchen is both functional and impressive, featuring granite countertops, quality appliances which include a built-in microwave/convection oven along with another built-in oven & a Jennaire electric cooktop. It's a wonderful space for preparing family meals while still being connected to the rest of the home. Central to this large living room & dining room, is a lovely gas fireplace. This main floor, generous primary bedroom offers plenty of room to relax, along with a private ensuite featuring a High End jetted soaker tub. (jets self clean) The second, main floor bathroom also features a jetted soaker tub. A second bedroom completes the main level. This fully developed lower level adds tremendous versatility, with two additional bedrooms, a large family room and a second gas fireplace, creating an inviting retreat for teenagers, guests or extended family. Separate side entrance. A h...

3pc Bathroom .00 Ft x .00 Ft

Bedroom 8.67 Ft x 12.08 Ft

Bedroom 13.33 Ft x 10.83 Ft

Storage 8.67 Ft x 12.83 Ft

Furnace 6.00 Ft x 15.08 Ft

Family room 22.83 Ft x 13.33 Ft

Kitchen 9.67 Ft x 15.08 Ft

Living room 18.33 Ft x 13.50 Ft

Dining room 8.42 Ft x 8.25 Ft

Primary Bedroom 8.92 Ft x 19.33 Ft

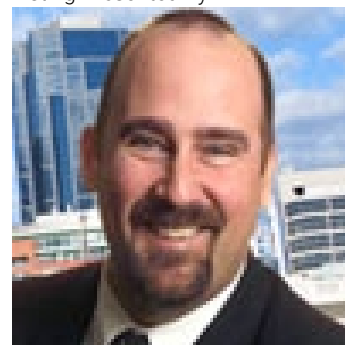
Bedroom 12.75 Ft x 10.08 Ft

Other 3.58 Ft x 11.00 Ft

4pc Bathroom .00 Ft x .00 Ft

4pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



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