



## 19 Mchugh Place Calgary Alberta

\$715,000

Location! Location! Location! Opportunities like this don't come around often--book your private viewing today! Nestled on a quiet, treed street in desirable McHugh Place, this beautifully upgraded 2,000 sq. ft., 2-storey home offers 4 bedrooms, 2.5 bathrooms, and a double attached garage, making it the perfect fit for a growing family. From the moment you arrive, you'll be impressed by the excellent curb appeal, mature trees, and inviting sun-filled front porch. Step inside to a well-designed floor plan beginning with a spacious front living room that flows seamlessly into the cozy family room, highlighted by a contemporary gas fireplace--perfect for relaxing evenings. The recently renovated kitchen is a true showstopper, featuring new cabinetry, quartz countertops, stainless steel appliances, and a stunning wrap-around quartz island. The kitchen opens to a bright dining nook with expansive views of the beautifully landscaped backyard, flooding the space with natural light. A main-floor den provides an ideal work-from-home setup, complete with built-in bookshelves and plenty of sunlight. The oversized main-floor laundry room adds incredible functionality with a sink, cabinetry, and ample storage. Upstairs, you'll find four generously sized bedrooms, including a spacious primary retreat with an upgraded 3-piece ensuite featuring tile flooring and a fully tiled shower. The updated main bathroom includes a soaker tub with tiled surround, perfect for unwinding. Recent upgrades include main-floor flooring, fireplace, windows, patio doors, siding, and furnace, offering peace of mind and modern comfort. Step outside and fall in love with the backyard summer oasis--complete with raised, multi-level aggregate patios, lush perennial gardens, and mature trees, ideal for entertaining or quiet relaxation. The unfinished basement offers endless possibilities to create additional living...

Bedroom 13.42 Ft x 9.08 Ft  
 Primary Bedroom 10.58 Ft x 14.67 Ft  
 Bedroom 12.17 Ft x 9.08 Ft  
 4pc Bathroom 9.75 Ft x 4.92 Ft  
 3pc Bathroom 10.75 Ft x 5.00 Ft  
 Bedroom 10.75 Ft x 9.08 Ft

Office 11.08 Ft x 10.92 Ft  
 Dining room 14.50 Ft x 8.33 Ft  
 Kitchen 14.08 Ft x 9.67 Ft  
 Laundry room 10.75 Ft x 10.83 Ft  
 2pc Bathroom 4.83 Ft x 4.92 Ft  
 Living room 11.67 Ft x 15.33 Ft

Listing Presented By:



Originally Listed by:  
 First Place Realty

<https://firstplacerealty.ca/>

**RE/MAX Realty Professionals**

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Recreational, Games room 21.83 Ft x 43.00 Ft      Other 11.58 Ft x 4.67 Ft

Family room 14.50 Ft x 16.50 Ft