



## 49 MAYFAIR Road Calgary Alberta

\$1,395,000

NESTLED in the CHARMING NEIGHBOURHOOD of MEADOWLARK, this EXQUISITE AIR-CONDITIONED BUNGALOW has 3644.99 sq ft of Developed Space, it has 5 Bedrooms, 4 Bathrooms (incl/2 EN-SUITES), 3 Gas Fireplaces, a 12'3" X 10'8" DECK, an ATTACHED OVERSIZED DOUBLE GARAGE (access to the 14'8" X 11'6" PATIO, + on the other side to the Backyard), all on a 5898 Sq Ft LOT!!! This HOME has BEAUTIFUL CURB APPEAL w/Low-Maintenance LANDSCAPING, Exterior BRICK detail, and a CATHEDRAL Covered Porch leading up to the Main Entryway that already exudes a WARM, + INVITING AMBIANCE from the moment you step inside. You are GREETED by the BARREL CEILING over the GORGEOUS Iron/Wood Grand Central STAIRCASE leading down to the Basement. A 2 pc Bathroom, a Foyer WALK-IN Closet, a DEN/OFFICE showcasing a Gas Fireplace, + BUILT-IN Bookcases on either side. LARGE Windows in this UNIQUE HOME bring in NATURAL LIGHT. The HARDWOOD Floor, + NEUTRAL Colour Tones carry throughout the OPEN-CONCEPT Floor Plan. The CUSTOM BUILT-INS enclose the COZY Dining Room which is GREAT for FAMILY, + FRIENDS sitting around the Table. It also has TRIDEM WINDOWS, + BUILT-IN WINE CABINETS on either side. There is a VAULTED CEILING in this SLEEK Kitchen which is the 'HEART of the HOME' along with 2-TONED Cabinetry, Tiled Backsplash, GRANITE Countertops, SS APPLIANCES incl/BUILT-IN Dishwasher/Refrigerator, + DUAL Ovens, GAS Cooktop. There is an ISLAND w/Breakfast Bar for those On-The-Go Meals, + WALK-THROUGH Butler Pantry w/SINK, + EXTRA STORAGE in Cabinetry. The Mud Room w/MARBLE Flooring is off that leading into the Garage, + into the 2 pc Bathroom. The 2nd Bedroom has BUILT-IN Bookcases w/Desktop. The Living Room is PERFECT for RELAXING or ENTERTAINING. It has a STONE Clad Gas Fireplace, BUILT-IN Cabinets, + a door leading to the Deck. Along the staircase on the Main Floor is the HUGE PRIMARY Bedroom w/WALK-IN Closet incl/BUILT-I-...

Recreational, Games room 19.83 Ft x 17.25 Ft

Bedroom 13.75 Ft x 12.42 Ft

Bedroom 13.92 Ft x 10.33 Ft

Bedroom 13.92 Ft x 12.50 Ft

Dining room 14.00 Ft x 10.92 Ft

Primary Bedroom 15.17 Ft x 13.42 Ft

Other 7.33 Ft x 7.33 Ft

4pc Bathroom 13.33 Ft x 9.58 Ft

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Other	10.00 Ft x 8.00 Ft	Bedroom	15.83 Ft x 10.67 Ft
Laundry room	7.08 Ft x 6.00 Ft	Foyer	10.00 Ft x 7.42 Ft
4pc Bathroom	10.00 Ft x 6.92 Ft	Other	11.25 Ft x 5.75 Ft
Furnace	13.75 Ft x 8.33 Ft	Den	11.42 Ft x 10.92 Ft
Living room	15.50 Ft x 13.83 Ft	Laundry room	13.33 Ft x 9.58 Ft
Kitchen	14.83 Ft x 12.50 Ft		