



GRASSROOTS

REALTY GROUP

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95 McHugh Road NE
Calgary, Alberta

MLS # A2306811



\$649,900

Division:	Mayland Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,259 sq.ft.	Age:	1983 (43 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Heated Garage, Oversized		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Private, R		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Jetted Tub, Laminate Counters, Open Floorplan, Separate Entrance, Storage, Vinyl Windows		
Inclusions:	N/A		

Welcome to this beautiful home featuring a bright, open-concept main floor with stunning maple and Brazilian hardwood throughout. Step into a spacious foyer with a front hall closet, leading into a sun-filled living room with large windows that flow seamlessly into the kitchen and dining area. The renovated kitchen offers custom cabinetry, a raised eating bar, built-in butcher block, and stainless-steel appliances, including a newer fridge and stove. A door off the dining area leads to the front composite deck with a gas BBQ hookup—perfect for outdoor enjoyment. Just off the main living space is a convenient 2-piece powder room with laundry. The primary bedroom suite is a true retreat, featuring a spa-inspired ensuite with a deep jetted soaker tub, glass walk-in shower, and custom built-ins. An additional bedroom with a large window and deep closet. At the back of the home, a versatile flex space includes a built-in wet bar and direct access to the backyard patio—ideal for entertaining. The fully developed basement offers excellent flexibility with a large rec room, two spacious bedrooms with large windows, a 4-piece bathroom, and a kitchenette. You’ll also find a large mechanical room, ample storage, and all new basement windows. Major updates include a furnace and A/C (2 years), hot water tank (3 years), shingles (2 years), electrical panel (2 years), refinished hardwood floors (6 months), and newer washer and dryer (2 years). The home also features an easy-flow central vacuum system. Outside, enjoy a backyard patio and a unique shed heated with a wood burning fireplace. The impressive 24x24 garage is heated and insulated, featuring an epoxy floor, new garage door and opener, and paved back alley access. This home offers the perfect blend of quality upgrades, functionality, and flexible living spaces—ideal for families or those looking

for future potential.