



**1208 Mackid Road NE**  
**Calgary, Alberta**

**MLS # A2322014**



**\$649,900**

<b>Division:</b>	Mayland Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,036 sq.ft.	<b>Age:</b>	1963 (63 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	220 Volt Wiring, Double Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Level, Rectangular Lot		

<b>Heating:</b>	In Floor, Electric, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	French Door, Granite Counters, No Animal Home, No Smoking Home, Vinyl Windows		

**Inclusions:** Wall unit in basemen bedroom

BEAUTIFULLY RENOVATED KITCHEN & BATHROOMS | TERRIFIC BACKYARD | DOUBLE DETACHED GARAGE WITH 220V | PAVED BACK ALLEY | This wonderful 3+1 bedroom bungalow has been thoughtfully renovated with timeless style and quality finishes throughout. The stunning kitchen is the heart of the home, showcasing full height white cabinetry with crown moulding, granite countertops, stainless steel appliances including a gas cooktop and built in oven, a peninsula island, exceptional storage, pot lighting, and a paint finished ceiling. The light filled main level features rich hardwood flooring throughout. The spacious living room is anchored by a gas fireplace (with remote) and flows seamlessly into the dining area, where garden doors open to the large deck and beautifully landscaped backyard. The large living room window features a solar shade (exterior mounted), with remote control. All three main floor bedrooms are generously sized, while the main bathroom has been renovated to the same sophisticated standard and is complete with in floor heating. The finished lower level offers an expansive family and games room highlighted by a beautiful stone faced gas fireplace (with remote). The fourth bedroom is exceptionally versatile and can easily accommodate a guest room, home office, fitness area, hobby room, or shared living space. The full bathroom is equally impressive, featuring a large tiled shower with 10mm glass, in floor heating, and a granite topped vanity with an undermount sink. Outside, the private backyard is fully fenced and thoughtfully landscaped (with irrigation) with a large deck, patio, mature trees and shrubs, and a garden bed, while still offering plenty of space to personalize and enjoy. Completing this home is a double detached garage with 220V and access to a paved back alley. New roof on house in 2023 and on

garage in 2021! This home is conveniently located with great access & close to nearby amenities!