



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

60 Massey Place SW
Calgary, Alberta

MLS # A2343740



\$1,850,000

Division:	Mayfair		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,939 sq.ft.	Age:	1958 (68 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.21 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Landscaped, Low Maintenance Landscap		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Cork, Hardwood, Stone, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Built-in Features, Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Quartz Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Garage Heater		

4 BEDROOMS | 3 BATHROOMS | LUXURY BUNGALOW | OVER 3,200 SQFT OF DEVELOPED LIVING SPACE | 80' x 120' LOT | HEATED DOUBLE ATTACHED GARAGE | Welcome to this exceptional rancher style luxury bungalow in the prestigious community of Mayfair, perfectly positioned on a quiet cul-de-sac on an expansive 9,300 sqft lot. This remarkable home blends timeless architecture with sophisticated finishes, incredible outdoor living, and a level of privacy rarely found in the inner city. Step inside to a stunning freshly painted open-concept main floor where hardwood flooring, soaring vaulted ceilings, and gorgeous exposed wood beams create an immediate sense of warmth and character. The spectacular family room is surrounded by expansive windows overlooking the mature backyard and anchored by a resurfaced wood-burning fireplace. At the heart of the home, the kitchen showcases sleek cabinetry, quartz countertops, and premium Wolf and Sub-Zero appliances. The spacious dining room provides an elegant setting for entertaining and family gatherings and opens onto the large back deck for entertaining. The thoughtfully designed main floor offers 3 spacious bedrooms and 2 full bathrooms. The impressive primary retreat is generously sized with a private balcony overlooking the backyard, excellent closet space, and a beautifully appointed 3-piece ensuite. Two additional bedrooms and a full 4-piece bathroom complete this level. The fully developed basement provides exceptional additional living space with a separate entrance, a large living room, custom built-in entertainment unit, cork flooring, full bathroom, laundry, and extensive storage. The oversized fourth bedroom feels like a private retreat of its own, featuring a sitting area with wood-burning fireplace and a large walk-in closet. Direct access to the oversized heated double

attached garage adds everyday convenience. Outside, the professionally landscaped backyard is a true private oasis surrounded by mature trees and thoughtfully designed for entertaining. Enjoy the container pool, expansive deck and patio areas, low-maintenance turf, custom fencing, stonework, two gas hookups and beautifully established landscaping, creating an incredible setting for summer afternoons and evenings with family and friends. Additional features include central air conditioning, California Closets and custom built-in storage throughout, and two hot water tanks. Located just steps from the pathways surrounding Glenmore Reservoir and close to Calgary Golf & Country Club, Chinook Centre, parks, schools, and major routes, this exceptional Mayfair residence offers a rare combination of privacy, architectural character, luxury, and convenience in one of Calgary's most coveted inner-city communities. Book your private showing today!