



GRASSROOTS
REALTY GROUP

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88 Massey Place SW
Calgary, Alberta

MLS # A2347234



\$2,999,000

Division:	Mayfair		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,639 sq.ft.	Age:	1974 (52 yrs old)
Beds:	5	Baths:	3
Garage:	220 Volt Wiring, Double Garage Attached, Driveway, Front Drive, Garage Door		
Lot Size:	0.31 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Level, Low Maintenance Land		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Quartz Counters, Vinyl Windows		
Inclusions:	none		

Set on a generous third of an acre lot in the prestigious community of Mayfair, this exceptional walkout bungalow offers 2,600 square feet of beautifully appointed main floor living space with a total of just under 5000 sq' developed. This elegant home enjoys upgrades completed by a professional designer and highly skilled craftsmen. Its modern elements pair beautifully with the traditional architecture, featuring clean lines, curved walls, spacious main rooms, two open-concept living areas, and refined finishes. You are greeted with a grand foyer and a sweeping two-storey curved staircase with a full-height natural stone feature wall and 10-mill glass railings. A beautiful formal living room and dining room are perfect for large gatherings and retain their classic looks with smooth ceilings and cove moulding. The renovated kitchen showcases site-built walnut cabinetry with push-to-open uppers, custom slide-outs, premium Wolf, Asko, and Sub-Zero appliances, waterfall Caesarstone countertops, and a natural-stone backsplash. Cornice mouldings and walnut built-ins echo the same level of craftsmanship throughout. The main-floor family room, where daily life happens, is drenched in light and features a traditional full masonry brick fireplace with a gas log lighter and custom walnut built-ins. The upgraded ensuite and additional bathrooms feature heated marble floors, a steam shower, dual vanities, a deep soaker tub, and 10-mm glass. A large walk-in closet and double-sided wardrobes with custom built-ins complement the spacious primary suite. Main floor laundry is available. The 2nd main floor bedroom is currently being used as an office and could easily be converted back. The lower-level walkout continues the home's elevated standard of finish, complete with a second kitchen featuring imported German cabinetry, stainless steel appliances, and

stainless steel countertops. Three spacious bedrooms, a full laundry room, a family room with a second fireplace, gym, generous storage, and a large cold room round out the level. Outdoors, the approximately one-third-acre lot is beautifully finished with xeriscape landscaping and an expanded deck with a polyaspartic coating and aluminum railings. Concrete and brick hardscaping, towering spruce trees, and mature plantings provide exceptional privacy in a forest-like setting. Additional upgraded mechanicals, Hansgrohe plumbing fixtures, and Senso LED lighting throughout. A full brick exterior, 30-year roof, newer windows, custom front door with sidelights, oversized garage with a 220 plug for your electric car, solid-core doors, custom window coverings with California shutters and more — an exceptional offering in a prime inner-city location.