



GRASSROOTS
REALTY GROUP

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1040 Motherwell Road NE
Calgary, Alberta

MLS # A2348860



\$634,900

Division:	Mayland Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,137 sq.ft.	Age:	1965 (61 yrs old)
Beds:	4	Baths:	3
Garage:	Additional Parking, Concrete Driveway, Driveway, Front Drive, Garage Faces		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Pie Sh		

Heating:	High Efficiency, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, Jetted Tub, Natural Woodwork, No Animal Home, Soaking Tub		

Inclusions: Broil King Gas BBQ

Welcome to Motherwell Road, a quiet and private enclave tucked into the much-desired inner-city community of Mayland Heights. Set on an exceptional pie-shaped lot, this charming character bungalow offers something increasingly difficult to find — a warm, inviting family home with genuine character, an abundance of living space, and a backyard designed for family life. Proudly cared for by its long-time owners, this beautifully maintained home offers approximately 1,898 sq. ft. of developed living space across two levels, featuring 4 bedrooms and 3 bathrooms. Step inside and you immediately feel the difference. The original oak hardwood flooring and honey-stained oak kitchen cabinetry create a warmth and richness that today's often-overly-modern palette of white, grey and dark finishes simply cannot replicate. This is a home that feels comfortable, welcoming and lived-in, in all the right ways. Your spacious kitchen is both functional and impressive, featuring granite countertops, quality appliances which include a built-in microwave/convection oven alone with another built-in oven & a Jennaire electric cooktop. It's a wonderful space for preparing family meals while still being connected to the rest of the home. Central to this large living room & dining room, is a lovely gas fireplace. This main floor, generous primary bedroom offers plenty of room to relax, along with a private ensuite featuring a High End jetted soaker tub. (jets self clean) A second bathroom also features a jetted soaker tub. A second bedroom completes the main level. The fully developed lower level adds tremendous versatility, with two additional bedrooms, a large family room and a second gas fireplace, creating an inviting retreat for teenagers, guests or extended family. A high-efficiency furnace , upgraded water tank, & water softener add to the home's comfort

and practicality, while the recently upgraded roof provides another important improvement for the next owners. But it's outside where this property truly sets itself apart. The large pie-shaped backyard provides an abundance of room for children, pets, entertaining and enjoying the outdoors. A large covered deck extends your living space and comes complete with a newer gas BBQ that is included. There's also an oversized single garage and RV parking pad, giving you excellent parking and storage options. But, there's more — the front yard includes a convenient two-car parking pad, making everyday parking effortless. Separate side entrance as well. This is more than just a house; it's a home that has been lovingly maintained and thoughtfully enjoyed for many years. Now, it's ready for its next family to create their own memories. Located close to schools, parks, shopping and transit, with easy access to major thoroughfares, this is an outstanding inner-city location for families looking for convenience without giving up community. Quiet, private and family friendly. Make it yours...