



GRASSROOTS
REALTY GROUP

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68 Medford Place SW
Calgary, Alberta

MLS # A2214828



\$1,575,000

Division:	Mayfair		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,555 sq.ft.	Age:	1959 (66 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Front Drive		
Lot Size:	0.22 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Level, Private, R		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Marble	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, Recessed Lighting, Track Lighting		

Inclusions: Desk & Cabinet in Office

Tucked away on a peaceful street in the prestigious Mayfair community, this spacious and elegant bungalow offers timeless charm and exceptional functionality. Inside a spacious entryway with marble floors welcomes you into the heart of the home and gives you a small taste of what's to come. The formal living and dining rooms offer sophisticated spaces for entertaining, while the beautifully appointed gourmet kitchen boasts rich granite countertops and backsplash, upscale Sub-Zero and Wolf appliances, and custom cabinetry. Just beyond, the cozy family room is anchored by a striking riverstone fireplace—an inviting space for quiet evenings spent at home, or casual gatherings with friends. A bright, main-floor den/office overlooks the beautifully landscaped backyard, where a thoughtfully designed patio, perfect for relaxing or enjoying a summer BBQ with the family. The layout includes three generously sized bedrooms, including a serene primary suite complete with a spa-inspired ensuite. The fully finished lower level offers a guest bedroom, bathroom, expansive rec room, and ample storage throughout. Additional features include plantation shutters, custom blinds, a spacious mudroom, main floor laundry, and a double attached garage. Perfectly positioned siding onto a quiet park, it's an ideal setting for family fun in every season—whether it's summer days on the playground or winter evenings at the skating rink. Surrounded by green spaces, including Glenmore Reservoir, Heritage Park, and the Calgary Golf & Country Club, outdoor recreation is right at your doorstep. Residents enjoy beautiful walking and cycling paths, top-rated schools, and close proximity to Chinook Centre for premium shopping, dining, and entertainment.

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