



GRASSROOTS
REALTY GROUP

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19 Mchugh Place NE
Calgary, Alberta

MLS # A2275242



\$715,000

Division:	Mayland Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,003 sq.ft.	Age:	1985 (41 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Few Trees, Garden, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Smoking Home		

Inclusions: NON

Location! Location! Location! Opportunities like this don't come around often—book your private viewing today! Nestled on a quiet, treed street in desirable McHugh Place, this beautifully upgraded 2,000 sq. ft., 2-storey home offers 4 bedrooms, 2.5 bathrooms, and a double attached garage, making it the perfect fit for a growing family. From the moment you arrive, you'll be impressed by the excellent curb appeal, mature trees, and inviting sun-filled front porch. Step inside to a well-designed floor plan beginning with a spacious front living room that flows seamlessly into the cozy family room, highlighted by a contemporary gas fireplace—perfect for relaxing evenings. The recently renovated kitchen is a true showstopper, featuring new cabinetry, quartz countertops, stainless steel appliances, and a stunning wrap-around quartz island. The kitchen opens to a bright dining nook with expansive views of the beautifully landscaped backyard, flooding the space with natural light. A main-floor den provides an ideal work-from-home setup, complete with built-in bookshelves and plenty of sunlight. The oversized main-floor laundry room adds incredible functionality with a sink, cabinetry, and ample storage. Upstairs, you'll find four generously sized bedrooms, including a spacious primary retreat with an upgraded 3-piece ensuite featuring tile flooring and a fully tiled shower. The updated main bathroom includes a soaker tub with tiled surround, perfect for unwinding. Recent upgrades include main-floor flooring, fireplace, windows, patio doors, siding, and furnace, offering peace of mind and modern comfort. Step outside and fall in love with the backyard summer oasis—complete with raised, multi-level aggregate patios, lush perennial gardens, and mature trees, ideal for entertaining or quiet relaxation. The unfinished basement offers endless possibilities to

create additional living space tailored to your needs. Located just steps from green spaces, and close to parks, schools, shopping, transit, LRT access, and major highways, this home truly has it all. ? This gem won’t last—book your private viewing today! ?