



**1039 Mackid Road NE
Calgary, Alberta**

MLS # A2154432



\$610,000

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|------------------|--|---------------|-------------------|
| Division: | Mayland Heights | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,065 sq.ft. | Age: | 1963 (61 yrs old) |
| Beds: | 4 | Baths: | 2 |
| Garage: | Alley Access, Attached Carport, Covered, Garage Door Opener, Rear Drive, P | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | Back Yard, Fruit Trees/Shrub(s), Front Yard, Lawn, Garden, Low Maintenance | | |

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|--------------------|---|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Subfloor, Hardwood, Laminate, Linoleum, Tile | Sewer: | - |
| Roof: | Rubber, See Remarks | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Brick, Vinyl Siding, Wood Frame | Zoning: | R-C1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Built-in Features, Ceiling Fan(s), Granite Counters, No Animal Home, No Smoking Home, Vinyl Windows | | |

Inclusions: shed

Hail resistant rubber roof with life time warranty !! With the current hail damage so many are experiencing right now, this roof is a huge plus. Located on a quiet street in the popular area of Mayland Heights, this bungalow has been owner occupied by the same owner since 1996. The owner is sad to leave, but it is time to downsize. The large double lot boasts custom sidewalks and patio areas. Beside each other there is 30 feet of RV parking & a covered parking pad for your vehicles, both with concrete pads & electricity. Beside this is a large single garage with storage and shelving. The high door makes it possible to drive your trunk into the warm heated and insulated garage. The wide paved back alley makes it easy to swing the motorhome into its designated spot. The west exposure back yard has a large tarp covered canopy for your enjoyment. The raised wooden beds can be used for your beautiful flowers, herbs or your garden needs. A great yard for the family gatherings. No weeds to worry about on the side of the home as this area has concrete as well. There is still some grass to mow in the back, along with the front yard. There is sitting areas in the front and back yard for the family and friends. The large flowerpots will be left for the new owner. Inside this one storey/bungalow (with basement development) you will find a cozy family room with a corner brick fireplace, a dining room with a door leading to the back yard & a kitchen with plenty of cabinets. The extra unattached storage stay with the home. There is beautiful new counter tops, double sinks, fridge, stove, microware, dishwasher. Check on the children through the kitchen window as they play in the private, secure back yard. Moving into the hallway there is a full bathroom & three bedrooms. At the end of the hall is extra storage. The master bedroom has a closet, plus an additional wardrobe that stays with the home.

From the kitchen you take a couple steps down to the landing to the door leading to the backyard. The stairs to go to the basement is here as well. Going into the lower level you will find this area developed. The furnace room has tons of extra storage, a beautiful newer washer & dryer, newer hot water tank & newer furnace. The owners have taken care of all the maintenance of the home throughout the years, inside and out. The lower level also has a large family room, a bedroom and an office. There is an expensive locked gun cabinet that stays with the home. A lucky find for the hunter. There is a nice size bathroom on this level. With the maintenance of this home being done throughout the years, it is nice to know you can work on the personal touches you want done, without having to worry about additional costs you never thought of. Move in before the snow falls. The owners do not need all the furniture in the home, so if you are interested please let us know. Close to downtown, bus, shopping & parks, this is a popular community. .