



**251 Maunsell Close NE  
Calgary, Alberta**

**MLS # A2168646**



**\$900,000**

<b>Division:</b>	Mayland Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,770 sq.ft.	<b>Age:</b>	1979 (45 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cedar	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Bidet, Bookcases, Separate Entrance		

**Inclusions:** NA

Welcome home to 251 Maunsell Close NE! Nestled in the heart of Mayland Heights, this stunning property boasts incredible views of the downtown skyline and the majestic Rocky Mountains. Key features include: \* Attached Double Car Garage: Convenient parking and storage. \* Spacious Living Areas: A bright dining nook and a sunken family room with a beautiful fireplace and built-ins, perfect for relaxation and entertaining. \* Large Kitchen: Featuring a peninsula for additional prep space. \*.Main Floor Den & Laundry: Includes a full 4-piece bathroom, adding to the home's functionality. \*.Vaulted Sunroom: Offers access to a main floor deck, ideal for enjoying the views. \* Upper Level: Features a loft area, 4 generous bedrooms, and a luxurious 6-piece bathroom. The master suite includes a walk-in closet and an ensuite for added privacy. \* Lower Development: With separate access from the back lane, it includes a full kitchen, 2 bedrooms, and another 4-piece bath, perfect for guests or as a rental opportunity.

Located close to downtown, with easy access to shopping, hospitals, and schools, this home truly has it all. Don't miss out on this rare find&mdash;call today to schedule your personal viewing!