

# \$1,550,000 - 45 Mayfair Road Southwest, Calgary

MLS® #A1088563

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## \$1,550,000

5 Bedroom, 3.5 Bathroom, 2,000 sqft  
Residential on 0.00 Acres

Meadowlark Park, Calgary, Alberta

Brand New Bungalow to be built in the highly desirable neighborhood of Meadowlark Park. The builder is happy to work with you to help with the custom finishing selections as this project is just about to break ground. This stunning 5 bedroom Bungalow has 4000 sq.ft of developed living space, features an attached, oversized, heated 3 car garage & offers all the luxury upgrades as this modern farmhouse design has it all! The main entrance features grand lofted ceilings, good sized dining area, open concept kitchen and living room with a modern glass 2 sided corner gas fireplace. There is a full sized walk-in pantry and mudroom connected off the attached garage. There are a total of 3 bedrooms up, including upper laundry & a large master with lofted ceilings, massive walk in custom closet, spa like en-suite with heated floors, stand alone soaker tub, & steam shower. The lower level is massive and features in slab heated floors. Also includes 2 good sized bedrooms with walk-in closets, full bathroom, wetbar, large rec room, large gym/office flex room with glass feature wall. This centrally located property will be fully landscaped, fenced, and comes with a great sized deck off the sliding patio doors including a private area for your outdoor kitchen. All the luxury finishes are top of the line including 8 ft solid core doors, flat painted ceilings, central A/C, media package, and list goes on and on. Still lots of time to select your finishes. Make this awesome home your own! Call today!



Built in 2021

## Essential Information

MLS® #	A1088563
Price	\$1,550,000
Bedrooms	5
Bathrooms	3.5
Full Baths	3
Half Baths	1
Square Footage	2,000
Lot SQFT	5,748
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	45 Mayfair Road Southwest
Subdivision	Meadowlark Park
City	Calgary
Province	Alberta
Postal Code	T2V 1Y8

## Amenities

Parking Spaces	3
Parking	Triple Garage Attached
# of Garages	3

## Interior

Goods Included	Bar, High Ceilings, Kitchen Island, Open Floorplan, See Remarks, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas
Basement Development	Finished, Full
Basement Type	Finished, Full
Flooring	Other, See Remarks

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Other, See Remarks, Stone
Foundation	Poured Concrete
Front Exposure	SE
Frontage Metres	21.22M 69`7"
Site Influence	Back Lane, Back Yard, Landscaped

### **Additional Information**

Zoning	R-C1
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### **Room Dimensions**

Dining Room	10`1 x 10`0
Kitchen	16`1 x 13`3
Living Room	16`5 x 14`0
Master Bedroom	16`10 x 13`0
Bedroom 2	13`0 x 12`0
Bedroom 3	14`5 x 19`6
Bedroom 4	13`4 x 10`7
Other Room 1	8`6 x 5`6

### **Listing Details**

Listing Office	RE/MAX REALTY PROFESSIONALS
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Listing information last updated on November 29th, 2021 at 2:00am MST