

**21 Mayfair Road SW**  
**Calgary, Alberta**

**MLS # A2209065**



**\$805,000**

<b>Division:</b>	Meadowlark Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,181 sq.ft.	<b>Age:</b>	1955 (70 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, See Remarks		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Stucco, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	See Remarks

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-CG
<b>Utilities:</b>	-

**Inclusions:** NA

Welcome to this beautifully renovated 1,200 sq.ft. family home, situated on an expansive 6,000 sq.ft. lot in the highly sought-after community of Meadowlark Park. Renowned for its picturesque tree-lined streets, friendly atmosphere, and lush surroundings, Meadowlark Park offers the perfect blend of suburban tranquility and urban convenience, all just a quick 10-minute drive to downtown Calgary! Step inside and immediately appreciate the thoughtfully redesigned interior, highlighted by a stunning, custom chef-inspired kitchen. This exceptional space features exquisite granite countertops, a large island ideal for gatherings, top-of-the-line stainless steel appliances—including a professional-grade gas range—and ample cabinetry illuminated by sleek pot lighting. Enjoy seamless indoor-outdoor living as the kitchen opens directly onto the sunny, southwest-facing deck, perfect for hosting BBQs, casual dining, or simply relaxing in your private outdoor sanctuary. The home boasts four spacious bedrooms, three above ground and two luxurious, fully renovated bathrooms featuring spa-quality finishes, contemporary fixtures, and heated tile floors for added comfort. Recent enhancements include central air conditioning, a high-efficiency furnace, and a new hot water tank, ensuring optimal comfort and efficiency year-round. Outside, you'll find a large double car garage, beautifully landscaped backyard enveloped by mature greenery, providing both privacy and a serene setting under a canopy of trees. Meadowlark Park residents enjoy exceptional proximity to top-rated schools, beautiful parks, shopping hubs like Chinook Centre, diverse dining options, and quick access to major roadways. Meticulously renovated and exceptionally maintained, this home is truly turnkey and ready for your family to move in and create lasting memories!