

**2219 Munro Drive NE**  
**Calgary, Alberta**

**MLS # A2311544**



**\$779,900**

<b>Division:</b>	Mayland Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,030 sq.ft.	<b>Age:</b>	1965 (61 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached, Garage Door Opener, Heated Garage		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Central Vacuum, Closet Organizers, Kitchen Island, Open Floorplan, Separate Entrance, Vinyl Windows		

**Inclusions:** Second Fridge, Second Gas Stove, Steam Oven, Second Dishwasher, Pot Filler, Garage Furnace, Outdoor Shed, Irrigation System with Timer

Welcome home to this beautifully updated bungalow in the family friendly community of Mayland Heights. This home has been extensively updated from top to bottom! The main floor showcases an elegant open concept with lots of natural light from the large windows overlooking this quiet street. The kitchen features black stainless steel appliances including a gas stove and Miele steam oven, plus ample full-height cabinetry. There is a large island with an eating bar and glistening quartz countertops. The primary suite on the main floor is incredibly spacious with a custom closet and make up vanity that you will love and a 4 piece ensuite. There is an additional bathroom and second bedroom upstairs. The basement is a fully finished illegal suite with its own incredible kitchen complete with gas stove and an abundance of cabinetry. The living room has a floor-to-ceiling brick facing wood fireplace to add warmth and ambience to any occasion. There are 2 bedrooms and an updated bathroom with a glass walk-in shower. The backyard will be your private oasis with its covered concrete patio and room to plant your own garden. This home comes equipped with many upgrades like central air, a heated double garage, irrigation system and beautiful concrete patios and pathways. Call today!