

58 Majestic Point Rural Rocky View County, Alberta

MLS # A2271265



\$1,099,000

Division:	Elbow Valley		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,636 sq.ft.	Age:	1999 (26 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.21 Acre		
Lot Feat:	Back Yard, Close to Clubhouse, Corner Lot, Cul-De-Sac, Front Yard, Greenb		

Heating:	Forced Air, Heat Pump, Natural Gas	Water:	Co-operative
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 231
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Walk-In Closet(s)		
Inclusions:	built-in vacuum and attachments		

Lovely Detached Bungalow with 1636sq. ft on upper level and 1280 sq.ft. on lower level. Featuring a total of 4 bedrooms plus den, ideally located on a quiet, tree-lined cul-de-sac. Situated on the south side of Elbow Valley, this home is just a short walk to the lake and the residents' club with a swimmable beach, winter skating, tennis, basketball, and pickle ball. The main level offers an excellent layout for a family or couple, including a formal living and dining room, a comfortable family room off the kitchen, a primary bedroom with a walk-in closet and large 5-piece bathroom, a 2-piece bath, and main-floor laundry. The fully developed lower level includes 3 additional bedrooms, a den/office, spacious games room with large windows, a 4-piece full bathroom, storage room, and a second laundry area. The kitchen is equipped with maple cabinetry, granite countertops, a large island, and a bright, sunny eating nook. Additional features include an oversized dry walled double garage with built in shelving. 2 decks, 2 fireplaces, maple hardwood flooring, and in-floor heating in the basement. Recent updates include a newer heat pump furnace with combined hot & cool air, a newer hot water tank, and a newer sprinkler system. The roof and 2 decks were updated around 8 yrs ago. A fantastic opportunity in one of the Calgary surrounding area's most desirable neighbourhoods. Enjoy the natural surroundings and exceptional amenities of Elbow Valley Estates. This Home has been well maintained and cared for but it will need some more tender loving care. The property has been listed accordingly to condition of property and it is to be sold as-is. Seller is licensed realtor in Alberta.