



## 12 Medford Place SW, Calgary, Alberta - \$1,729,000



Main Photo

### Property Description

Welcome to this beautifully updated 5-bedroom, 4-level split home, offering over 3,300 sq. ft. of thoughtfully designed living space in Mayfair — one of Calgary's most beloved and family-friendly communities. From the moment you step into the inviting front courtyard, you'll feel the warmth and character that make this home truly special. Set on a meticulously landscaped lot, the property showcases more than \$150,000 in recent upgrades, including an exposed aggregate driveway, walkways, and patio, a freshly painted exterior, a striking new front door with glass side panels, and a fully renovated lower level with enlarged windows. Every detail reflects pride of ownership and a commitment to both comfort and style. Inside, a spacious foyer welcomes you into a light-filled living room with a wood-burning fireplace and expansive picture windows overlooking the private backyard — the perfect backdrop for family gatherings or quiet evenings at home. The formal dining room flows into a bright, renovated kitchen featuring granite countertops, timeless cabinetry, and ample workspace — ideal for both everyday meals



and entertaining. Upstairs, the generous primary suite offers excellent closet space and a private ensuite. Two additional bedrooms and a full bathroom provide versatility for children's rooms, guest space, or a home office. The lower level is a standout, with a spacious family/media room anchored by a second wood-burning fireplace. This cozy retreat is perfect for movie nights, games, or a teen hangout. A fourth bedroom, full bath, and laundry area complete this level.

The fully renovated basement offers remarkable flexibility: with a large bedroom, living area, oversized windows, and a 3-piece marble bathroom, it's ideally suited for a nanny suite, in-laws, or university-aged children who want independence while staying close to home. Additional highlights include central air conditioning, newer furnaces, a new garage man door and opener, a garden shed, sprinkler system (front and back), and more — ensuring comfort and peace of mind for years to come. Outdoors, the private backyard is designed for both relaxation and play, offering space for kids, summer barbecues, and quiet moments in nature. All this is set within steps of a playground, just minutes from Britannia Plaza, Chinook Centre, and Calgary's downtown core. Surrounded by excellent schools, scenic parks, and community spirit, this home is ready to grow with your family in one of the city's most enduring neighbourhoods.

## REALTOR Referral

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