



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

60 Marbrooke Circle NE
Calgary, Alberta

MLS # A2224390



\$575,000

Division:	Marlborough		
Type:	Residential/House		
Style:	Bungalow		
Size:	959 sq.ft.	Age:	1968 (57 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Heated Garage		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Garden, Landscaped, Lawn, Private, Street Lighting		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Laminate
Roof:	Asphalt Shingle
Basement:	Partially Finished, See Remarks
Exterior:	Concrete, Other
Foundation:	Poured Concrete
Features:	Bar, No Smoking Home, Storage, Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: Piano in family room, Shed in yard

Step into comfort and character with this well-loved three bedroom bungalow, nestled on a quiet street. Perfect for first time buyers or down sizers, this home features a spacious living area with classic charm, a spacious kitchen, and a partially developed basement offering a cozy family room. This home features a massive, beautifully landscaped yard that's perfect for children, pets, entertaining, gardening, or just relaxing in your private outdoor retreat. Close to schools, parks, and amenities. A true gem with room to make your mark!