



**GRASSROOTS**  
REALTY GROUP

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**5616 Maidstone Crescent NE**  
**Calgary, Alberta**

**MLS # A2231125**



**\$635,000**

<b>Division:</b>	Marlborough Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,075 sq.ft.	<b>Age:</b>	1972 (53 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Covered, Double Garage Detached, Driveway, Front Driveway		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Garden, Landscaped, Lawn, Private, Rectangular		

<b>Heating:</b>	Mid Efficiency, Natural Gas, See Remarks	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Separate Entrance		

**Inclusions:** NONE

Located in Marlborough park near School , , this bi-level offers over 2000 SQ FT of living space with 5 Bedrooms, 3 Baths and Detached Double Garage with BACK LANE ACCESS! Main floor offers a dining, family room, kitchen, 3 bedrooms and 2 baths (ensuite included). Of the 3 bedrooms, 1 is the master with its own ensuite. The basement is illegal suite offers 2 bedrooms, with big living area, Big windows for light FULL bath and laundry in common space . Spacious backyard , last year renovated , most of the stuff is new , this is R-CG zoning