



**GRASSROOTS**  
REALTY GROUP

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**4971 Marcombe Road NE**  
**Calgary, Alberta**

**MLS # A2231769**



**\$608,500**

<b>Division:</b>	Marlborough		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,367 sq.ft.	<b>Age:</b>	1973 (52 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	1 full / 2 half
<b>Garage:</b>	Double Garage Detached, Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Cul-De-Sac, Few Trees, Front Yard, Land		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Bookcases, Breakfast Bar, Ceiling Fan(s), Closet Organizers, See Remarks, Storage		

**Inclusions:** See Private Remarks

Welcome to your dream multigenerational home in the heart of NE Calgary! Nestled on one of the largest corner lots in the community and located on a quiet cul-de-sac, this lovingly maintained 5-bedroom, 3-bathroom bungalow offers over 2,200 sq ft of developed living space—perfectly designed to accommodate growing, blended, or multigenerational families. This is the first time on the market by the original owner, and it's clear this home has been cared for with pride. From the moment you arrive, you'll be wowed by the impeccable curb appeal, lush landscaping, and ample parking options—including an oversized double detached garage, a back alley RV parking pad with secure gate access, and additional off-street parking. Inside, the main floor features a welcoming foyer that opens into a bright and spacious living room and dining area. The kitchen is flooded with natural light and offers generous counter space, a center island with breakfast bar seating, and views of the beautifully landscaped backyard. Cozy up in the adjacent family room with a wood-burning fireplace, or step into the rare enclosed sunroom—a perfect year-round retreat for relaxing or entertaining in your private, fenced backyard. This level also includes three updated bedrooms, a fully renovated main bathroom, a convenient half-bath ensuite, and stylish updates throughout, including modern lighting, trim, and flooring. Downstairs, the fully developed basement provides a fantastic secondary living space ideal for grandparents, older children, or extended family. Complete with two more bedrooms, a bathroom, a spacious recreation room with a second fireplace and built-in wet bar, and a dedicated laundry/workshop/storage area, this level offers both comfort and functionality. Sitting on a massive 7,900+ sq ft lot, the backyard features a firepit area, room to garden or

play, and endless potential for future outdoor additions or gatherings. \*\*\*\*Recent updates since 2021 include: New furnace, New hot water tank, Shingles replaced, Fully renovated bathrooms, Interior cosmetic upgrades\*\*\*\* Located just minutes from schools, parks, shopping, public transit, and with quick access to Stoney Trail and Deerfoot Trail, this property offers unbeatable convenience in one of NE Calgary's most desirable inner-city neighborhoods. Whether you're looking for space to grow your family or a comfortable home for multiple generations, this rare bungalow on Marcombe Road checks every box.