



**GRASSROOTS**  
REALTY GROUP

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**101 Marbrooke Circle NE**  
**Calgary, Alberta**

**MLS # A2240753**



**\$589,900**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Marlborough   |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | Bungalow  |               |                   |
| <b>Size:</b>     | 1,082 sq.ft.  | <b>Age:</b>   | 1969 (56 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Additional Parking, Alley Access, Double Garage Detached, Parking Pad |               |                   |
| <b>Lot Size:</b> | 0.14 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Many Trees, Rectangular Lot         |               |                   |

|                    |   |                   |      |
|--------------------|---|-------------------|------|
| <b>Heating:</b>    | Forced Air                                  | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood, Vinyl Plank | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                             | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full, Suite                       | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                    | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                             | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Open Floorplan, See Remarks, Storage        |                   |      |

**Inclusions:** Downstairs fridge, downstairs stove

**BEST VALUE UNDER \$600,000 | RECENTLY UPDATED | WEST FACING BACKYARD | ADDITIONAL PARKING** | Welcome to this beautifully refurbished, suited bungalow offering 4 bedrooms (3 up, 1 down + flex room), and 2 full bathrooms (1 up, 1 down) &mdash; ideal for families or SAVVY INVESTORS! Step inside to discover a host of recent upgrades, including NEW VINYL PLANK FLOORING, FRESH PAINT throughout, UPGRADED appliances, freshly stained HARDWOOD floors, UPDATED cabinetry and hardware, modern light fixtures, and more. The main level greets you with a bright and spacious living room featuring a large bay window that floods the space with natural light, flowing seamlessly into the dining area and white, bright kitchen with abundant storage and counter space. Three generous bedrooms and a full bathroom complete the upper floor. A separate entrance leads to the fully developed illegal basement suite, perfect for extended family or rental income. Downstairs, you'll find a large family room, designated dining area, kitchenette, 1 bedroom + flex room, a full bathroom, and access to shared laundry and storage. Enjoy your sunny, west-facing fenced backyard &mdash; ideal for entertaining, BBQs, and summer fires. The double detached garage and additional parking pad offer convenience for guests or tenants. Situated near schools, parks, shopping centres, and major roadways, this home combines comfort, functionality, and an amazing location. Book your showing today!