



**GRASSROOTS**  
REALTY GROUP

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**1071 Marcombe Drive NE**  
**Calgary, Alberta**

**MLS # A2244589**



**\$640,000**

<b>Division:</b>	Marlborough		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,120 sq.ft.	<b>Age:</b>	1973 (52 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, On Street		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Lawn, See Remarks, Treed		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance, Storage		

**Inclusions:** N/A

Well-maintained, move-in ready bungalow with a fully developed basement and separate entrance! Located on a quiet street in Marlborough, this 3 + 2 bedroom home has seen thoughtful upgrades throughout. The main floor features an updated kitchen with quartz countertops, stylish backsplash, and a new stove. Large, sun-filled living and dining areas make it ideal for gatherings. There are two bathrooms on the main floor, including a convenient 2-piece ensuite in the primary bedroom, offering added comfort and privacy. Nearly all windows were replaced in 2023 with triple-pane units—offering excellent efficiency and comfort—and come with a transferable 25-year warranty. The basement is accessed through its own private entrance and includes a newly renovated kitchen with custom cabinetry, corian countertops, soft close drawers, and a second new stove. There are also two additional bedrooms, a large living space, a full bathroom, with a newly installed vanity, and a shared laundry room conveniently located in a neutral area so there's no need to disturb either level. Please note: basement bedrooms may not meet current egress window requirements. Additional features include a newer hot water tank (2023), an oversized double garage, a landscaped yard, and great curb appeal. Convenient location close to schools, shopping, transit, and more. This is a solid, upgraded home in a well-established neighbourhood, don't miss your chance to view it!