



**GRASSROOTS**  
REALTY GROUP

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**1043 Marcombe Crescent NE**  
**Calgary, Alberta**

**MLS # A2247000**



**\$549,775**

<b>Division:</b>	Marlborough		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,639 sq.ft.	<b>Age:</b>	1973 (52 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Ceiling Fan(s), Central Vacuum, Separate Entrance		

**Inclusions:** window coverings, garage shelves, garden shed

**\*\*MORE SPACE, MORE COMFORT, MORE VALUE IN MARLBOROUGH!\*\*** Tucked away on a QUIET crescent in one of NE Calgary's most CONVENIENT family neighborhoods, this EXPANSIVE bungalow offers the space, style, and FLEXIBILITY you've been searching for. From the moment you arrive, the home's CLASSIC CURB APPEAL sets the tone. Step inside & prepare to be impressed—your jaw will drop at the MASSIVE, WELCOMING KITCHEN that's perfect for large family gatherings & everyday living. Just steps away, the WARM & INVITING FAMILY ROOM features a COMFORTING wood-burning fireplace & LARGE patio doors that fill the space with BRIGHT morning light & lead to your PRIVATE backyard. The lower level is a DREAM for entertaining or multi-generational living—two social rooms, a wet bar, another wood-burning fireplace, & even a separate entrance for added possibilities. The SPACIOUS master retreat boasts a giant walk-in closet—a rare find in homes of this era. And with your own double garage, you can say goodbye to scraping windshields in winter. All this can be yours for just \$29,977.50 down & \$2,745.52/month (O.A.C.). Join us for an open house every day—confirm times and come see why this could be your perfect next home!