



**GRASSROOTS**  
REALTY GROUP

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708 Maryvale Way NE  
Calgary, Alberta

MLS # A2250811



**\$629,000**

Division:	Marlborough		
Type:	Residential/House		
Style:	Bungalow		
Size:	991 sq.ft.	Age:	1971 (54 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance		

Inclusions: N/A

Don't miss this incredible opportunity to own a beautifully updated home situated on a quiet, family-friendly street. This move-in-ready property is just steps from schools, parks, playgrounds, shopping, and all amenities, the ideal location for families and commuters alike. This home has been extensively renovated inside and out! The main floor features a bright and spacious layout with a large living room and a stunning kitchen with a massive island, quartz countertops, new cabinetry, and brand-new stainless steel appliances. Enjoy the comfort of new laminate flooring, new windows throughout and fresh, modern finishes. There are three generous bedrooms and a fully updated 4-piece bathroom on the main level. The separate back entrance leads to a fully developed basement with a living room, dining room, two large bedrooms with brand new windows, complete with a 4 piece bathroom. Exterior upgrades include brand-new stucco, new sod, new shingles (2024), high-efficiency furnace and hot water tank (2023). The sunny south-facing backyard is perfect for entertaining or relaxing, complete with a double detached garage.