



GRASSROOTS
REALTY GROUP

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4604 Marwood Way NE
Calgary, Alberta

MLS # A2268522



\$720,000

Division:	Marlborough		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,348 sq.ft.	Age:	1969 (57 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, Garden, Landscaped, Lawn, Many Trees, Other, Pave		

Heating:	Forced Air, Natural Gas
Floors:	Laminate
Roof:	Asphalt
Basement:	Full
Exterior:	Brick, Concrete
Foundation:	Poured Concrete
Features:	No Smoking Home, Open Floorplan, See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: N/A

Welcome to this beautifully maintained 5-bedroom, 3-bathroom bungalow in one of Calgary's established family communities, Marlborough! Inside, you're greeted by a bright, open living space with large picture windows and quality laminated flooring. The living and dining rooms flow seamlessly, offering plenty of space for family gatherings. The kitchen features solid oak cabinetry, stainless steel appliances, and generous counter space, making it perfect for everyday cooking or entertaining guests. Down the hall, the primary bedroom includes a private 2-piece ensuite, with two additional main floor bedrooms offering flexibility for kids, guests, or a home office along with another 4- piece bathroom. The fully finished basement is a standout — boasting two more bedrooms, a full bath, and a massive family room anchored by a classic brick wood-burning fireplace. Whether it's a movie night, a home gym, or a hobby space, this lower level has all the room you need. Step outside to your private backyard oasis, a true SHOW STOPPER featuring a large deck, a cozy firepit area, and a detached double garage with extra storage. The space is ideal for summer BBQs, evening hangs, or simply unwinding under the lights. With schools, shopping, playgrounds, and transit just minutes away, this home combines convenience, comfort, and timeless value. Warm. Welcoming. Move-in ready. This is Marlborough living at its best, come see it today!