



GRASSROOTS
REALTY GROUP

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248 Madeira Place NE
Calgary, Alberta

MLS # A2272717



\$738,888

Division:	Marlborough Park		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,853 sq.ft.	Age:	1978 (48 yrs old)
Beds:	5	Baths:	4
Garage:	Additional Parking, Alley Access, Double Garage Attached, Front Drive, Garage		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard		

Heating:	Central, ENERGY STAR Qualified Equipment, Make-up Air, Fireplace(s), Forced Air, Natural Gas	Water:	
Floors:	Subfloor, Vinyl, Vinyl Plank, Wood	Sewer:	-
Roof:	Asphalt Shingle, Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding , Brick, Composite Siding, Concrete, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Built-in Features, Closet Organizers, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Smart Home, Storage, Vinyl Windows, WaterSense Fixture(s)

Inclusions: Fridge, Oven, range hood, Microwave, Dishwasher, Washer/Dryer, Bathroom fixtures, Shower Rods, ring front and rear cameras and ring rear light, smart locks, smart switches, smart thermostat

Welcome to this beautifully transformed 5-bed, 4-bath home offering over 2,650 sq ft of refined living space. Located on one of Marlborough Park's quietest cul-de-sacs, it backs onto an unobstructed park and sits minutes from schools, CTrain stations, shopping, dining, and major commuter routes. The main floor features over 800 sq ft of open-concept living with a bright living room, dining area, and a chef-inspired kitchen centered around a dramatic 10' x 5' island lined with storage. The adjacent family room blends modern comfort with a refreshed original brick feature wall. South and west-facing windows fill the space with natural light from morning to sunset. With 5 bedrooms and 4 full bathrooms, the layout is ideal for families of all sizes. The upper level offers three bedrooms, including a spacious primary bedroom with an ensuite and dual closets, along with two additional bedrooms and another full bathroom, all overlooking the park. A fourth bedroom on the main floor is paired with a 3-piece bath and laundry—perfect for guests or multi-generational living. Downstairs, a large fifth bedroom, another bathroom, and 700+ sq ft of bonus/family room space provide exceptional flexibility. A high-efficiency furnace, a large hot water tank, and smart-home upgrades including: Ring cameras, Wi-Fi switches, smart locks, and thermostats, offer comfort and convenience. Outside, enjoy a solid, well-structured and solid deck off the kitchen, a concrete patio, a private yard, and a strong, new fence with a decorative rock area ideal for a firepit. A rare offering renovated with purpose, quality, and craftsmanship. Come check out your new incredible home!