



GRASSROOTS
REALTY GROUP

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380 Maddock Crescent NE
Calgary, Alberta

MLS # A2278207



\$585,000

Division:	Marlborough Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,141 sq.ft.	Age:	1972 (54 yrs old)
Beds:	5	Baths:	2 full / 2 half
Garage:	Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating:	Baseboard, Forced Air, Hot Water	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, Kitchen Island, Open Floorplan		

Inclusions: Fridge, Dishwasher, Washer, Dryer, TV Wallmounts, BBQ

Stunning 5-Bedroom Bungalow with Legal Suited Basement! Welcome to this beautifully maintained detached home situated on a quiet street in the neighborhood of Marlborough. This spacious bungalow offers over 2,100 sq. ft. of fully developed living space, featuring 5 bedrooms and 3 bathrooms. The main floor invites you in with an open-concept layout, modern laminate flooring, and a contemporary kitchen complete with granite countertops, stainless steel appliances, and a large central island. This level hosts three generous bedrooms, including a primary suite with a private 2-piece ensuite. Venturing downstairs, you'll discover the fully finished legal suited basement that is heated by an efficient hot water system. This space includes a modern kitchen, comfortable living area, two additional bedrooms (one with a 2-piece ensuite), and a full 4-piece bath. This versatile space has a separate entrance and provides endless possibilities, whether for accommodating extended family or generating rental income. Convenience is further enhanced by 2 parking pads (front and rear), providing ample space for vehicles. The private landscaped backyard is perfect for summer lounging and entertaining. Situated in an unbeatable location, you'll enjoy exceptional proximity to schools, parks, playgrounds, restaurants, shopping, and convenient public transportation. Furthermore, quick access to Memorial Drive enables effortless commuting and exploration of the surrounding areas. Excellent family home or perfect opportunity for anyone looking for an investment property. Book your private viewing today!