



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**1242 Mardale Drive NE**  
**Calgary, Alberta**

**MLS # A2282646**



**\$649,900**

<b>Division:</b>	Marlborough		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,198 sq.ft.	<b>Age:</b>	1972 (54 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Irregular Lot, Level, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance		

**Inclusions:** N/A

**5 BEDS | 2.5 BATHS | FULLY RENOVATED | SEPARATE ENTRANCE, KITCHEN & LAUNDRY | Prime Location!** Welcome to this newly renovated bungalow in Marlborough, featuring 5 bedrooms and 2.5 bathrooms. Freshly renovated from top to bottom, this home offers plenty of space, a smart layout, and clean modern finishes throughout. The main floor opens with a bright and spacious layout filled with natural light, connecting seamlessly to the fully redesigned kitchen. This stunning space features a large island, sleek white cabinetry paired with warm wood accents, quartz countertops, stainless steel appliances, and thoughtful modern finishes that bring a modern feel. The main level offers three good-sized bedrooms, 2 secondary and one primary bedroom. And a 2-piece bathroom completes this level. Downstairs, the basement features two additional bedrooms, a 4-piece bathroom, and its own entrance, second kitchen and separate laundry. Outside, this property sits on a generous lot with both front porch and a backyard for entertaining, including a deck perfect for relaxing, family get-together, and friends gathering. Located just minutes from schools, Marlborough Park, shopping, and C-Train station, this home combines modern comfort with everyday convenience! Call your favourite agent to book a showing today!