



**75, 6103 Madigan Drive NE
Calgary, Alberta**

MLS # A2283766



\$324,900

Division:	Marlborough Park		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,218 sq.ft.	Age:	1976 (50 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Low Maintenance Landscape, Paved, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 547
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Storage, Vinyl Windows		

Inclusions: n/a

Fully Renovated (over \$75,000 spent), this kitchen is absolutely stunning and redesigned with an open layout featuring an island with quartz countertops, tons of custom built cupboards, and high end Kenmore stainless steel appliances including an induction stove. This home is located in a quiet family friendly complex. Step into this bright & welcoming living room with bay window & wood burning fireplace featuring brand new tile. The dining area is spacious enough for large family gatherings and leads to a private yard through newer double French doors. The upper level flows with new carpet throughout the three bedrooms including the oversized primary bedroom. The brand new 4 piece bathroom features new tub, toilet, vanity, taps, tile, quartz & luxury vinyl flooring. The basement features a large recreation room, flex room, new carpet & spacious laundry room. Additional features include knock down texturing, luxury vinyl plank flooring, new lighting, new baseboards, casings newer vinyl windows & doors and the entire home is freshly painted. Enjoy a central location just steps from schools, parks, shopping, transit & local restaurants in this Highly sought after NE complex. Come on Buy!!