



GRASSROOTS
REALTY GROUP

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

MLS # A2283766



\$358,800

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:	\$ 512
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

Stunning Fully Renovated 2-Storey just completed in this Quiet family friendly complex. Step into this bright & welcoming living room with bay window & wood burning fireplace featuring brand new tile. At the heart of the home is the redesigned & open dream Kitchen boasting an island with quartz countertops, tons of cupboards & high end stainless steel appliances including an induction stove. 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 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!!