



**GRASSROOTS**  
REALTY GROUP

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**6124 Maddock Drive NE**  
**Calgary, Alberta**

**MLS # A2283873**



**\$579,000**

<b>Division:</b>	Marlborough Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,143 sq.ft.	<b>Age:</b>	1974 (52 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Triple Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Lawn, Private, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Animal Home, No Smoking Home		

**Inclusions:** N/A

Welcome to 6124 Maddock Drive &mdash; featuring a TRIPLE GARAGE! This spacious 5-bedroom, 2.5-bathroom bungalow offers incredible flexibility, making it an excellent family home or investment rental property. Located on a quiet street, the home provides over 2,100 sq. ft. of developed living space. The main floor features a generous primary bedroom with a convenient 2-piece ensuite, along with two additional well-sized bedrooms. The bright kitchen is filled with west-facing natural light and connects seamlessly to the dining area and a large living room highlighted by an oversized window. A 4-piece main bathroom completes the main level. A separate entrance leads to the (illegal) basement suite, which includes a kitchen, dining area, family room, 4-piece bathroom, and two bedrooms. The basement is currently tenant-occupied, and the tenants would like to stay. Step outside to enjoy the huge west-facing, fully fenced backyard, complete with a storage shed. The home also features stamped concrete walkways from the front sidewalk to the back patio. The triple garage is insulated and drywalled, offering excellent options for parking, storage, or tenant use. Ideally located close to schools, parks, playgrounds, shopping, transit, and LRT. Vacant possession available for a quick close. Priced to sell!