



**5023 Marlborough Drive NE
Calgary, Alberta**

MLS # A2287752



\$458,888

Division:	Marlborough		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,040 sq.ft.	Age:	1968 (58 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Soaking Tub, Storage		

Inclusions: Second stove and fridge in the basement suite, Backyard Hot Tub in "as-is" Condition

***OPEN HOUSE SAT FEB 21 (1:00-3:00) Move-in ready and thoughtfully maintained, this illegally suited bungalow features a NEW ROOF and sits on a massive 50 x 100 lot with a sunny south-facing backyard. Mature surroundings and an established northeast setting create a welcoming first impression while offering exceptional long-term value. Natural light pours through a large picture window in the living room and durable laminate flooring ensures easy maintenance for everyday life. Gather comfortably in the adjacent dining room, where conversation flows effortlessly between spaces. Stainless steel appliances, abundant white cabinetry, and direct access to the rear deck enhance the bright kitchen, creating a seamless indoor-outdoor connection for summer barbecues and relaxed evenings outside. Three well-sized bedrooms provide functional accommodation on the main level and a 4-piece bathroom supports daily routines with practicality. Added flexibility comes from the illegally suited basement, making this home well suited for extended family living or potential mortgage support. A spacious lower-level living area allows room to unwind, while the full kitchen opens to maintain connection and functionality. Additional space adjacent to the kitchen can easily serve as a dining area or dedicated home office depending on your needs. One bedroom and another 4-piece bathroom complete the lower level, offering privacy and independence. Outside, the oversized south-facing backyard becomes a true retreat thanks to the expansive lot size. Fully fenced grounds provide room for kids and pets to play safely and a large deck invites outdoor dining and entertaining. Evenings can be spent relaxing in the hot tub (as-is) under open prairie skies. Rear lane access leads to a 2-car parking pad, delivering convenient off-street parking. Proximity to Marlborough Mall and

the Marlborough C-Train station makes commuting and daily errands effortless, while nearby schools, parks, shopping, restaurants and an active community centre contribute to a connected and convenient lifestyle. Comfort, flexibility and location come together in a home that simply makes sense for today's lifestyle.