



**1607 Marlyn Way NE
Calgary, Alberta**

MLS # A2290581



\$429,900

Division:	Marlborough		
Type:	Residential/House		
Style:	Bungalow		
Size:	977 sq.ft.	Age:	1972 (54 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home		

Inclusions: N/A

This stylish home will a total of 4 bedrooms and 2 bathrooms is sure to thrill the most discerning buyer! The open-plan concept boasts newer laminate flooring throughout main level and brand new carpet in the lower level. Newly painted throughout, so this home sparkles! The gourmet kitchen features raised panel oak cabinetry, with a central island - perfect for entertaining. Double master bedrooms adjacent to the newer 4 piece bathroom with granite counter. The front "west-facing" deck off the main living area is perfect for relaxing on warm evenings. The lower level features a wood burning fireplace, plus 2 bedrooms and a 3 piece bathroom. There is a separate laundry / kitchen area with large windows, plus a stand-up freezer and full (2nd) fridge included. **Newer windows throughout home, plus a newer roof! New furnace 10 years ago and newer hot water tank. A single oversized garage completes this wonderful property. Quiet cul-de-sac location with excellent neighbours.