



**3 Madigan Court NE
Calgary, Alberta**

MLS # A2294506



\$639,888

Division:	Marlborough Park		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,027 sq.ft.	Age:	1975 (51 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, RV Access/Parking		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Landscaped, Rectangular Lot		

Heating:	Mid Efficiency, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Laminate Counters, Natural Woodwork, No Smoking Home, Open Floorplan, Vinyl Windows		

Inclusions: N/A

PRIDE OF OWNERSHIP IS EVIDENT IN THIS AMAZING FAMILY HOME LOCATED ON A CORNER LOT WITH A VERY RARE OVERSIZED GARAGE AND RV PARKING. ONLY STEPS AWAY FROM SCHOOLS, PARKS, PLAYGROUNDS, AND SHOPPING. METICULOUSLY CARED FOR, THIS HOME IS IN PRISTINE CONDITION AND SHOWS 10/10!!!! THE MAIN FLOOR BOASTS AN OPEN CONCEPT FLOOR PLAN COMPLETE WITH A MASSIVE UPDATED KITCHEN WITH GORGEOUS STAINLESS STEEL APPLIANCES AND LOTS OF STORAGE FROM THE ABUNDANCE OF MAPLE CABINETRY. THE DINING AREA OPENS UP OUTSIDE TO A BEAUTIFUL PRIVATE DECK OVER LOOKING THE FULLY LANDSCAPED BACKYARD. THE SPACIOUS COZY FAMILY ROOM IS PERFECT FOR RELAXING IN FRONT OF THE FIREPLACE. THE MAIN FLOOR ALSO COMES COMPLETE WITH 3 SPACIOUS BEDROOMS WITH THE PRIMARY BEDROOM COMING EQUIPPED WITH ITS OWN ENSUITE. THE BRIGHT AND SUNNY BASEMENT IS WIDE OPEN AND WELL LIT FROM THE LARGE WINDOWS. THE ENORMOUS BEDROOM HAS ITS OWN SPA LIKE ENSUITE, AND EVEN HAS A MASSIVE WALK-IN CLOSET. THE MASSIVE REC ROOM IS PERFECT FOR ENTERTAINING. THERE IS ENOUGH ROOM TO EASILY ACCOMMODATE A KITCHEN IF SOMEONE WANTS TO TRANSFORM THE BASEMENT INTO A SECONDARY SUITE WITH CITY APPROVAL. OUTSIDE, THE HOME IS IN OUTSTANDING CONDITION AND HAS AN AMAZING SET UP COMPLETE WITH ROOM FOR RV PARKING AND THE IDEAL MECHANICS DREAM 27.4 FT X 31.3 FT OVERSIZED HEATED GARAGE THAT WOULD BE PERFECT FOR EXTRA STORAGE OR LARGE VEHICLES. IT EVEN COMES EQUIPPED WITH ITS OWN

SEPARATE PANEL. THE DETAILS AND CONDITION OF THIS HOME NEED TO BE SEEN IN PERSON TO BE APPRECIATED. THIS HOME ALSO COMES COMPLETE WITH A NEWER HOT WATER TANK, NEWER HIGH EFFICIENCY FURNACE, WATER SOFTENER, NEWER WASHER AND DRYER, NEWER WINDOWS, AND BACKYARD STORAGE SHED. DO NOT MISS OUT!!!