



**6137 Maddock Drive NE
Calgary, Alberta**

MLS # A2294690



\$400,000

Division:	Marlborough Park		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	785 sq.ft.	Age:	1974 (52 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Single Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	Closet Organizers, Open Floorplan, Stone Counters

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: None

Welcome to 6137 Maddock Drive, a beautifully updated semi-detached home offering comfort, and functionality. The main floor features two bedrooms and a full 4-piece bathroom, complemented by an updated kitchen complete with quartz countertops and new appliances. A bright dining area and inviting living room create a welcoming space. This home has been thoughtfully upgraded with all new triple pane windows and doors, carpet, laminate, and tile on the main floor, along with the added comfort of air conditioning and a newer hot water tank. The fully developed basement expands your living space with an additional bedroom, a 3-piece bathroom, a large rec room, and dedicated laundry and storage areas. Outside, enjoy the convenience of an insulated single detached garage with back alley access and interlocking stone patio in the back. The west facing front deck is ready for your personal touch and TLC so it can really up that curb appeal game! Situated within walking distance to St. Martha's School, James Short Memorial School, and Big Marlborough Park. This home also offers quick access to major routes including Memorial Drive, 68th Street NE, 52nd Street NE, and Stoney Trail, along with excellent public transit options.