



**6004 Maddock Drive NE
Calgary, Alberta**

MLS # A2297728



\$585,000

Division:	Marlborough Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,121 sq.ft.	Age:	1974 (52 yrs old)
Beds:	3	Baths:	2
Garage:	220 Volt Wiring, Insulated, Oversized, Parking Pad, See Remarks, Single Gar		
Lot Size:	0.13 Acre		
Lot Feat:	Backs on to Park/Green Space, Corner Lot, Gazebo, Irregular Lot, No Back L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Concrete	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Sauna		

Inclusions: Sinks in workshop

A wonderful combination of large functional indoor living areas, an airy 12' x 8' glass 3-season room and multiple private outdoor living spaces. Very livable and perfect for home business or DIY projects! 23' x 9' self-contained insulated drywalled workshop in the attached garage with 3 sinks, 220 wiring and exhaust fan. Main level has a big bright kitchen (newer window), generous size living and dining areas with a classic brick wood burning fireplace, 3 bedrooms, 4-piece bath with jetted tub, standalone shower & pocket door into the primary bedroom. You will love stepping out from the dining room into the bright sunroom and adjoining deck! Lower level has expansive 27 x 12' family room with warm wood stove, wet bar, bonus/bedroom (no window), infrared sauna, laundry room and big storage room with shelves. Outdoor living areas include a south exposure wood deck, secluded stone patio with adjustable louvre pergola and firepit. 3 large functional sheds and a peaceful grass play/pet area. The 23' x 20' attached garage is truly exceptional. Space for the truck with a wall and doors to the workshop (see floorplans). Recent updates: new vinyl plank floors, some plumbing and electrical (3 years), new washer 2026, furnace serviced & new thermostat 2026, newer front door, garage door opener. This impressive concrete tile roof home sits on an exceptionally private corner lot beside a quiet green space. An unusual opportunity in a great location! NOTE; size does not include 637 ft2 Sunroom! Click on 3d for interactive 3D floorplans.