



**221 Madeira Crescent NE
Calgary, Alberta**

MLS # A2300320



\$659,900

Division:	Marlborough Park		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,194 sq.ft.	Age:	1974 (52 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, Oversized, RV Access/Parking		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Pantry, Quartz Counters, Vinyl Windows		

Inclusions: none

Click on the virtual tour for a preliminary look | OPEN HOUSE Sun Apr 12, 2-5pm | Looking for room to breathe? Welcome home. This spacious family home offers OVER 2,100 SQ FT OF DEVELOPED LIVING SPACE, featuring 4 bedrooms and 3 full bathrooms, including a PRIVATE ENSUITE. With a living room, family room, and recreation room, there's truly space for everyone to relax, work, and play. One of the standout features? This property SIDES ONTO A GREEN SPACE - a rare find. The kids can step outside and start playing just steps from your door. Need room for your vehicles and toys? You'll love the OVERSIZED 23' X 23' DETACHED GARAGE WITH AN 8' HIGH DOOR, perfect for a pickup truck. There's also an ADDITIONAL RV PARKING PAD with plenty of yard space left over for outdoor enjoyment. Inside, the main level features durable VINYL PLANK FLOORING and a bright, OPEN-CONCEPT LAYOUT. The kitchen is both stylish and functional offering: new appliances, ample cabinetry, a pantry, tiled backsplash, and convenient breakfast bar. Upstairs, you'll find 3 comfortable bedrooms with plush new carpet, along with an UPDATED 3-PIECE ENSUITE AND 4-PIECE MAIN BATHROOM. On the third level, unwind by the cozy WOOD-BURNING FIREPLACE, with an additional bedroom and laundry conveniently located nearby. The fourth level expands your living space even further with a LARGE RECREATION/ENTERTAINMENT AREA, ideal for movie nights, games, or a kids' play zone plus ANOTHER FULL 3-PIECE BATHROOM. Recent updates include: NEW ROOF, NEWER WINDOWS AND DOORS, RECENTLY REPLACED FURNACE AND HOT WATER TANK with thoughtful storage throughout. Location matters, and this home delivers. You're within walking

distance to schools, parks, groceries, restaurants, and the Marlborough Park Community Association. With quick access to major routes like 52nd Street, 68th Street and 16th Avenue, you're just 15 minutes from East Hills shopping, including Costco. Don't miss your chance to own this rare, spacious home in a family-friendly location. Book your private showing today!