



**1071 Maitland Drive NE
Calgary, Alberta**

MLS # A2301895



\$524,900

Division:	Marlborough Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,121 sq.ft.	Age:	1976 (50 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear, Heated Garage		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Level, Private, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile, Vinyl	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Open Floorplan, Separate Entrance, Storage, Vinyl Windows		

Inclusions: Basement: cooktop-electric, hood fan, refrigerator, washer and dryer. Backyard: 2 sheds and firepit. Garage: TV, built-in shelving and built-in benches.

This bungalow offers excellent value with 3 bedrooms, 2.5 bathrooms, a massive 23' x 28'6" mechanic's garage, a finished basement, and is ready for your personal touches. Located on a quiet street, the home features inviting curb appeal with a covered front porch, mature tree, and a sunny front yard just waiting for a green thumb. Stepping inside, you are welcomed by a spacious entry with storage, a living room with large window that allows for tons of natural light, and a pass-through to the kitchen. The kitchen and dining area offers plenty of space for a large family and features an adjoining sunroom. Down the hall is a generously sized primary bedroom with a 2-piece ensuite, along with two additional bedrooms and a 4-piece main bathroom. A linen/storage closet and a stacked wash/dryer complete the main floor. The basement includes a separate entrance, second kitchen, family room, rec room, 3-piece bathroom and storage/utility room with additional washer and dryer. The backyard features a large deck, firepit, RV parking and HUGE 23 x 28.6 garage with workshop space. The location can't be beat with two elementary schools, access to city transit/bus stops, Marlborough Community Centre, playground, ball diamonds and ice rink only a few blocks away. Easy access to major commuter routes (Memorial Dr., Trans Canada Highway etc.), Marlborough Mall and all amenities (groceries, banking, restaurants etc.) is also a bonus! Roof 2013, furnace 2013, some updated windows. Appliances as-is.