



**46 Marbrooke Circle NE
Calgary, Alberta**

MLS # A2304802

\$615,000



Division:	Marlborough		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,062 sq.ft.	Age:	1968 (58 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	1.44 Acres		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Other, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: N/A

Welcome to this beautiful bi-level home offering exceptional curb appeal and a prime location on a quiet, family-friendly street. Step inside to discover a bright and inviting main level with big windows and vinyl flooring throughout. The brand new kitchens provide a modern and functional space, including new appliances. Both kitchens come with quartz countertops. It is an open space with big windows that welcome natural light. In the lower level, it includes 2 bedrooms with a 4-piece washroom, which is an illegal suite with an open concept with a kitchen and living area. Features its own separate laundry. The lot includes a detached double-heated garage. A beautiful backyard that has been landscaped with a covered deck and a spacious area where you can enjoy your summer entertaining. Don't miss your chance at this beautiful property and book your showing before it is gone!