



**611 Madeira Drive NE
Calgary, Alberta**

MLS # A2139187



\$679,995

Division:	Marlborough Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,131 sq.ft.	Age:	1974 (50 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Pantry		

Inclusions: n/a

Open House 23 June 1 PM- 4 PM FULLY RENOVATED | 5 BEDROOMS | 2.5 BATHROOMS | 2 LAUNDRIES | ILLEGAL SUITE | SEPARATE ENTERANCE | Welcome to your extensively renovated bungalow in the amenity rich community of Marlborough park. Step inside to be greeted by the beautifully updated interior, you've seen renovations before, but few executed to this level of quality and care, featuring premium fixtures and finishes throughout. This home has undergone a complete transformation that combines modern living and exceptional functionality. Quality craftsmanship and high-end finishes are exemplified throughout the renovations which include NEW WINDOWS, NEW LVP FLOORING, HIGH GLOSS CABINETS, TWO TONE KITCHEN CABINETS, HIGH END QUARTZ COUNTERTOPS, KNOCKDOWN CEILINGS and more! The main floor of this home features an open concept floor plan. The spacious living room flows beautifully into your dining area which is highlighted by a stylish accent wall. The stunning kitchen is a chefs dream with its large island, ample counterspace and BRAND-NEW STAINLESS-STEEL APPLIANCES. The sizable master bedroom features a large closet and 2-piece bathroom providing excellent functionality and privacy. Finishing up on the main floor, you'll find 2 more generously sized bedrooms, a second full 3-piece bathroom and your own laundry space. Heading downstairs you'll find an illegal basement suite with a separate entrance that is just as impressive as the upper floor. The illegal basement suite contains a sleek, large kitchen which flows right into a massive living area. Down the hall you'll find 2 big bedrooms , one 3-piece bathroom and a second separate laundry area making it the ideal space for large families or potential renters. The spacious backyard is fully fenced offering

privacy and plenty of room for your family to enjoy. Located near parks, playgrounds, schools, shopping centres, restaurants, LRT train station and just a 10-minute drive to downtown, you don't want to miss the opportunity to make this home yours! Book a showing with your favorite realtor