



**382 Maitland Hill NE**  
**Calgary, Alberta**

**MLS # A2152487**



**\$600,000**

<b>Division:</b>	Marlborough Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	848 sq.ft.	<b>Age:</b>	1978 (46 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Lawn, Landscaped, Pie Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Chandelier, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Primary Downstairs, Quartz Counters, Recessed Lighting, Separate Entrance, Storage

**Inclusions:** N/A

**\*\*OPEN HOUSE SATURDAY, JULY 27TH FROM 2-5PM\*\*** A breath-taking home, nestled in the amenity-rich community of Marlborough Park. Extensively renovated throughout including electrical wiring and plumbing, 382 Maitland Hill NE prominently stands on a South-Backing lot located across from a green space. With 1,552 Finished Square Feet, this commodious residence encompasses modern living complimented by a nearly 4,400 square foot lot. Distinctive exterior features include the acrylic stucco siding and a rear lane leading to a double detached Heated Garage. The main level features Luxury Vinyl Plank Flooring that merges the Living Room and Dining Area. The main level also features a Kitchen with Quartz Countertops and Island, Custom Cabinetry with undermount LED Lighting, and Stainless Steel Appliances. The main floor is completed by two Bedrooms, both generous in size plus a Four-Piece Bathroom. Downstairs, the Fully Developed Basement with Separate Entrance completes this Masterfully-Updated home adding Two additional Large Bedrooms, Three-Piece Bathroom, and a Kitchen with Living Area. Superbly located only steps away from nearby Parks and Public Transit/LRT. Enjoy Prominent Shopping/Dining and Amenities in nearby Marlborough and Sunridge Malls and Shopping Centers. Minutes from the Peter Lougheed Hospital and a convenient 14 minute drive to Downtown Calgary. Experience this impressive home for yourself. Schedule a showing with your Favorite Realtor&reg; today!