



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**639 Maidstone Drive  
Calgary, Alberta**

**MLS # A2199027**



**\$559,980**

<b>Division:</b>	Marlborough Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	969 sq.ft.	<b>Age:</b>	1973 (52 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Few Trees, Private, Rectangular Lot		

**Heating:** Forced Air, Natural Gas

**Floors:** Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Metal Siding , Stucco

**Foundation:** Poured Concrete

**Features:** No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Inclusions:** (2) washer/dryer, (2) Fridge, (2) dishwasher, (2) hoodfan

OPEN HOUSE SUNDAY APRIL 20 11-1. PRICE IMPROVEMENT! Nestled on the most sought-after, tree-lined boulevard streets, this beautifully transformed bungalow is ready to impress. The main floor boasts a fully renovated kitchen featuring sleek NEW cabinetry, modern lighting, BRAND NEW stainless steel appliances, and luxurious quartz countertops. The bright and spacious living and dining areas are bathed in natural light, courtesy of large south-facing windows, offering the perfect setting for both relaxation and entertaining. The main level also includes three bedrooms, a thoughtfully updated bathroom, and a convenient washer and dryer. The fully renovated basement is a standout feature, complete with a BRAND NEW full kitchen, stainless steel appliances, a modern bathroom, and its own laundry. The basement also offers a large bedroom and a versatile den, which can easily be converted into a second (smaller) bedroom. While egress windows could be added at an affordable cost in the future, the space is already painted and illuminated with stylish new lighting. Outside, the expansive backyard is fully fenced, providing privacy and ample room for your family and pets to enjoy. The property also includes an oversized ,heated garage! Located just steps away from Big Marlborough Park, an ice-skating rink, tennis courts, baseball diamonds, playground and walking distance to local schools; this quiet, well-established neighbourhood is a hidden gem. With a convenient 13-minute commute to downtown, Marlborough Park offers the perfect balance of tranquility and accessibility. Schedule your showing today!