



**GRASSROOTS**  
REALTY GROUP

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**69 Marbrooke Circle NE**  
**Calgary, Alberta**

**MLS # A2206158**



**\$595,000**

<b>Division:</b>	Marlborough		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,218 sq.ft.	<b>Age:</b>	1968 (57 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Additional Parking, Alley Access, Double Garage Detached, Driveway, Garage		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Garden, Landscaped, Lawn, Rectangular		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Ceiling Fan(s), Granite Counters, Laminate Counters, No Animal Home, No Smoking Home, Separate Entrance, Storage		

**Inclusions:** Workbenches in Garage, Electric Fireplace in Living Room, Tools and Other Items Negotiable

An immaculately maintained home, nestled on a quiet, neighbourly street in the amenity rich community of Marlborough! Encompassing true pride of ownership for over 55 years, 69 Marbrooke Circle NE is as impressive as it is livable. With nearly 2,400 Sq. Ft. of living space, this commodious residence comfortably hosts 4 Bedrooms, 2 Full Baths including the unique main level "Dual Bathroom" with Granite Countertops. A fully fenced SOUTH EXPOSED Backyard includes RV/Trailer Parking, Rear Paved Lane Access with a Double Detached Oversized Garage, and additional Front Driveway Parking leading to the Second Garage Space - Single Attached, all on the Over 5,900 Sq. Ft. Lot! The main level features 8 Foot Doors and Exceptionally Kept Linoleum and Carpet Flooring merge the Living Room, Dining Area, and 3 of the 4 bedrooms. The main floor is completed by the Spacious U-Shaped Kitchen with Abundant Countertop Space, Solid Wood Cabinetry, and Stainless Steel Appliances. A Separate Entrance leads to a Finished Basement showcasing a Large Bedroom, Laundry Room, Spacious Living Area, Recreation Space with Bar, and a 4-Piece Bathroom with Tub/Shower Combo. Superbly located just steps away from nearby Schools, Parks, Public Transit and LRT. Enjoy Dining, Shopping, and endless Amenities within minutes at Marlborough and Sunridge Malls. Only 7 Minutes to the Peter Lougheed Hospital and 10 minutes to Downtown Calgary! A turn-key Family Home or Lucrative Investment Opportunity! Experience this impressive home for yourself. Schedule a showing with your Favorite REALTOR® today!