



**GRASSROOTS**  
REALTY GROUP

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**335 Madeira Close NE**  
**Calgary, Alberta**

**MLS # A2210878**



**\$679,000**

<b>Division:</b>	Marlborough Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,166 sq.ft.	<b>Age:</b>	1974 (51 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Garage Door Opener, On Street		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** Basement sectional and beds

OPEN HOUSE SATURDAY APRIL 19, 2025 3:00PM-6:00PM! Welcome to 335 Madeira Close NE – a beautifully updated home in the highly sought-after community of Marlborough Park! This lovingly maintained property offers over 2,240 sq. ft. of developed living space, 5 bedrooms, 2.5 bathrooms, and an oversized detached garage with a brand-new garage door – perfect for extra storage, a workshop, or keeping your vehicles protected year-round. Step inside to a bright and spacious living room featuring a new double-pane window that fills the space with natural light. The entire home has been upgraded with new windows throughout for enhanced comfort and efficiency. The exterior boasts brand-new vinyl siding, giving the home a fresh, modern curb appeal. The heart of the home is a gorgeous custom kitchen with white cabinetry, new countertops, a large island, and an open layout that flows seamlessly into the living space – perfect for everyday living and entertaining. The main floor bathroom has been tastefully updated with modern finishes. The primary bedroom is large enough for a king-sized bed and includes a private half-bath, with two additional bedrooms completing the main level. Downstairs, you’ll find a spacious illegal basement suite with two more bedrooms, a huge living room, and tons of flexible space – ideal for multi-generational living or potential rental income. Additional upgrades include updated light fixtures, a recently replaced furnace and hot water tank, and in-suite laundry. Step outside and enjoy the freshly landscaped front and backyard, perfect for relaxing or hosting gatherings. Located on a quiet street close to schools, shopping, parks, and with easy access to 16 Ave, Deerfoot, Stoney Trail, this move-in ready home has it all.

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