



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

6023 MADDOCK Drive NE  
Calgary, Alberta

MLS # A2296927



**\$569,900**

<b>Division:</b>	Marlborough Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,120 sq.ft.	<b>Age:</b>	1974 (52 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 2 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Lawn		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Hardwood

**Roof:** Asphalt

**Basement:** Partial

**Exterior:** Wood Frame, Wood Siding

**Foundation:** Poured Concrete

**Features:** Chandelier, No Smoking Home

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Inclusions:** NONE

Fantastic opportunity to live in a great area of Calgary. Quick access to schools, shopping and transit. This home comes with a single front drive garage and lots of parking. Also, a large parking front pad. Inside this home you will find a large and beautiful living room with lots of room for company. There are three bedrooms and a full bathroom. The master bedroom has a two-piece ensuite. Basement is partially finished with a family room. Call your favorite realtor today because this one won't last.