



**248 Madeira Place NE
Calgary, Alberta**

MLS # A2297905



\$709,000

Division:	Marlborough Park		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,853 sq.ft.	Age:	1978 (48 yrs old)
Beds:	5	Baths:	4
Garage:	Additional Parking, Alley Access, Double Garage Attached, Front Drive, Garage		
Lot Size:	0.01 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Ya		

Heating:	Central, ENERGY STAR Qualified Equipment, Make-up Air, Fireplace(s), Forced Air, Natural Gas	Water:	
Floors:	Subfloor, Vinyl, Vinyl Plank, Wood	Sewer:	-
Roof:	Asphalt Shingle, Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding , Brick, Composite Siding, Concrete, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Closet Organizers, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Smart Home, Storage, Vinyl Windows, WaterSense Fixture(s)		
Inclusions:	N/A		

Welcome to this beautifully reimagined 5-bedroom, 4-bathroom home offering over 2,650 sq ft of thoughtfully designed living space. Tucked away on one of Marlborough Park's quietest cul-de-sacs, this property backs onto open green space and is perfectly positioned just minutes from schools, CTrain stations, shopping, dining, and major commuter routes. The main floor spans over 800 sq ft and showcases a bright, open concept layout featuring a spacious living room, dining area, and a chef inspired kitchen anchored by an impressive 10' x 5' island with abundant storage. The adjacent family room blends modern comfort with timeless character, highlighted by a refreshed original brick feature wall. South and west facing windows flood the home with natural light throughout the day. With five bedrooms and four full bathrooms, the layout is exceptionally well suited for families of all sizes. The upper level offers three bedrooms, including a generous primary retreat complete with an ensuite and dual closets, along with two additional bedrooms and a full bathroom, all enjoying peaceful park views. A fourth bedroom on the main floor, paired with a 3 piece bath and laundry, creates the perfect setup for guests or multi generational living. The fully developed lower level adds even more versatility, featuring a large fifth bedroom, an additional full bathroom, and over 700 sq ft of recreation or family space. Notable upgrades include a high efficiency furnace, a large hot water tank, and smart-home features such as Ring cameras, Wi-Fi light switches, smart locks, and thermostats delivering everyday comfort, efficiency, and peace of mind. Completing the package is an oversized front drive garage, an increasingly rare find in Marlborough Park offering added convenience, storage, and year-round functionality. Outdoor living is equally impressive,

with a solid, newly built deck off the kitchen, a concrete patio, a private yard, and a newly installed fence accented by a decorative rock feature perfectly suited for a firepit or outdoor gathering space. A rare opportunity to own a home renovated with purpose, quality, and craftsmanship now offered at an exceptional new price, making this one of the best values in Marlborough Park.