



5112 Maryvale Drive NE  
Calgary, Alberta

MLS # A2298737



**\$520,000**

<b>Division:</b>	Marlborough		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,031 sq.ft.	<b>Age:</b>	1968 (58 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Private		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), High Ceilings		
<b>Inclusions:</b>	N/A		

Welcome to this stunning 4-level split home, perfectly designed for families who want private yard, outdoor living and oversize garage! With 5 spacious bedrooms, high ceilings, and big windows, this property boasts 1906.18 sqft of developed layout that's flooded with natural light. This beautiful house sits on a massive 6092.37 sqft private lot. The recently renovated interior is move-in ready, and the private fenced yard provides a serene oasis for outdoor living. Cozy up by the wood-burning fireplace in the living area, perfect for chilly evenings. Plus, enjoy the convenience of being close to schools and shopping centres. Additional features include a detached OVERSIZE DOUBLE GARAGE (26' x 24'), easily fits 2 full size trucks and valuable tools/equipment. Recent house improvements include: Flooring/paint - 2 year ago, Bathroom & Electrical - 3 years ago, Roof/Shingles - 5 years ago, New Furnace about 10 years ago. Don't miss out on this incredible opportunity to own a single family detached home with an oversize garage on a massive lot...A rare find. Call today to book your showing.