



46 Marbrooke Circle NE  
Calgary, Alberta

MLS # A2304802



**\$615,000**

<b>Division:</b>	Marlborough		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,062 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>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Other, Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Quartz Counters		

**Inclusions:** N/A

Welcome to this beautiful bi-level home offering exceptional curb appeal and a prime location on a quiet, family-friendly street. Step inside to discover a bright and inviting main level with big windows and vinyl flooring throughout. The brand new kitchens provide a modern and functional space, including new appliances. Both kitchens come with quartz countertops. It is an open space with big windows that welcome natural light. In the lower level, it includes 2 bedrooms with a 4-piece washroom, which is an illegal suite with an open concept with a kitchen and living area. Features its own separate laundry. The lot includes a detached double-heated garage. A beautiful backyard that has been landscaped with a covered deck and a spacious area where you can enjoy your summer entertaining. Don't miss your chance at this beautiful property and book your showing before it is gone!