



**GRASSROOTS**

REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**5936 Madigan Drive NE  
Calgary, Alberta**

**MLS # A2305832**



**\$585,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Marlborough Park  |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | Bungalow  |               |                   |
| <b>Size:</b>     | 1,465 sq.ft.  | <b>Age:</b>   | 1975 (51 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Detached, Driveway, Heated Garage, Oversized, Triple Garage |               |                   |
| <b>Lot Size:</b> | 0.19 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Garden, Pie Shaped Lot                  |               |                   |

|                    |  |                   |      |
|--------------------|--|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas  | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate   | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full   | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Composite Siding, Wood Siding  | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage |                   |      |

**Inclusions:** Refrigerator in the basement , Garage remote control/opener (x1), Dishwasher (as-is)

Welcome to 5936 Madigan Drive NE. The home you have been waiting for. A large bungalow on a big pie shaped lot, an oversized garage with a workshop, greenhouse, large garden sheds, the list goes on. Over 2500 of finished living space, this house has so much to offer your large or growing family for under \$600K. The main living area is bright, inviting and open with large windows and a patio door allowing plenty of natural light. 3 bedrooms on the main floor with a full washroom to share. The primary bedroom also has its own 2 piece ensuite. The kitchen and dining area has a practical layout for the whole family to cook and work together in. The 4th bedroom is in the basement with its own full washroom. The large family/rec room in the basement can double up as a play room, TV room, office, etc. not to mention 3 storage rooms and an ample sized laundry room with a sink to complete. Another feature of this house is the sun room facing the backyard where you can sit in or use as a gym to work out as you watch the kids play in the backyard. The sunroom also doubles as the 2nd entrance into the house and into the basement. It is not easy to pick the main feature of this property amongst many but the big backyard is truly a haven for your family and friends to enjoy and entertain in. There is a concrete patio and much green space for seating & bbq with a play area for the little ones. The kids in this house have and still thoroughly enjoy the tree house, slide and swings. Playing ball with dad in the backyard or riding on their little bikes, the kids enjoy being at home as much as they would in the nearby park. For the garden lovers and green thumbs out there, this is a dream house with its own green house, garden boxes and large lawn area in the front and backyard. You can put your dreams to reality, perhaps even having your own home-grown food. For the car

enthusiasts looking for an oversized garage this is what you have been looking for. The garage can fit up to 3 cars or you can choose to use half of it as a workshop. The heated garage has its own washroom. And wait, there is an additional 2 car concrete parking pad beside the garage. Additionally, 2 large storage sheds work well and make sense for a large property. This is a very unique property that defies the typical houses available in the city for this price. Living here is like having a country house in the city. When it comes to amenities there are too many to mention but to name a few: the park & community association is just down the road, a few minutes drive to Hwy 1, 52 St, 68th St, Stoney, Barlow, Sunridge & Marlborough Mall, numerous restaurants, 3 schools in the community, grocery, Marlborough CTrain. This house is best seen in person to appreciate.