



**5023 Marlborough Drive NE
Calgary, Alberta**

MLS # A2309303



\$590,000

Division:	Marlborough		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,058 sq.ft.	Age:	1968 (58 yrs old)
Beds:	5	Baths:	2
Garage:	None		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Other, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Quartz Counters, Separate Entrance, Storage		

Inclusions: hot tub AS IT IS CONDITION

Move-in ready and thoughtfully maintained, this illegally suited bungalow features a NEW ROOF and sits on a massive 50 x 100 lot with a sunny south-facing backyard. Mature surroundings and an established northeast setting create a welcoming first impression while offering exceptional long-term value. Natural light pours through a large picture window in the living room and durable vinyl flooring ensures easy maintenance for everyday life. Gather comfortably in the adjacent dining room, where conversation flows effortlessly between spaces. Stainless steel appliances, quartz counter tops with brand new kitchens, separate laundry .Three well-sized bedrooms provide functional accommodation on the main level and a 4-piece bathroom supports daily routines with practicality. Added flexibility comes from the basement, making this home well suited for extended family living or potential mortgage support. A spacious lower-level with illegal suite living area allows room to unwind, while the full kitchen opens to maintain connection and functionality. Additional space adjacent to the kitchen can easily serve as a dining area . Two bedrooms and another 4-piece bathroom complete the lower level, offering privacy and independence. Outside, the oversized south-facing backyard becomes a true retreat thanks to the expansive lot size. Fully fenced grounds provide room for kids and pets to play safely and a large deck invites outdoor dining and entertaining. Evenings can be spent relaxing in the hot tub (as-is) under open prairie skies. Rear lane access leads to a 2-car parking area, delivering convenient off-street parking. Proximity to Marlborough Mall and the Marlborough C-Train station makes commuting and daily errands effortless, while nearby schools, parks, shopping, restaurants and an active community centre contribute to a connected and convenient lifestyle. Comfort,

flexibility and location come together in a home that simply makes sense for today's lifestyle.