



GRASSROOTS
REALTY GROUP

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152 Maddock Way NE
Calgary, Alberta

MLS # A2319005



\$539,900

Division:	Marlborough Park		
Type:	Residential/House		
Style:	Bi-Level		
Size:	960 sq.ft.	Age:	1973 (53 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, No Neig		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Metal Siding , Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: Removable Island Kitchen, Shed, Hobby Bench Utility Room, Shelving Utility Room, Mail Key(s)

This charming and timeless bi-level home is situated on a tree-lined street in the well-established neighbourhood of Marlborough Park. It backs onto a playground and green space offering a scenic backdrop as well as the privacy of no neighbours behind you. The bright and sunny main floor is open concept with just a pony wall between the living room and kitchen that visually defines the two spaces and creates more room for storage. The dining room is conveniently located next to the kitchen and offers easy access to your back deck for convenient grilling and outdoor living. There are 2 bedrooms on this main level that share a 4 pc bath. In the fully finished basement you'll find a spacious and versatile family room as well as a generous 3rd bedroom, 3 pc bath, laundry room and plenty of storage. The South facing backyard is spacious and private featuring a good sized deck with natural gas line and garden beds throughout. An extended driveway with extra parking leads to the oversized detached double garage complete with skylights. The fence has been redone and the storage shed is new (2025.) This home has been well cared for and meticulously maintained. Extra insulation has been added in the attic to keep you comfortable year round and save you money on your energy bill and you're sure to enjoy the added bonus of Central Air Conditioning in the warmer season. The washer and dryer are 2 years old and the hot water tank was replaced in 2021. The community of Marlborough Park blends suburban tranquility with urban convenience. You are a short walk from Big Marlborough Park where you can enjoy outdoor skating, tennis courts, baseball diamonds, soccer fields, playgrounds, disc golf and a toboggan hill. There are numerous schools in the area as well as plenty of other parks, playgrounds and walking paths. This home is conveniently located

close to shopping, restaurants and all other amenities. Enjoy easy access to Stoney Trail, Trans Canada Highway and public transit. Whether you're looking for a new place to call home or to invest in an extremely rentable location this property delivers exceptional value and opportunity.