



**4911 Marcombe Road NE
Calgary, Alberta**

MLS # A2321554



\$679,900

Division:	Marlborough		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,065 sq.ft.	Age:	1971 (55 yrs old)
Beds:	6	Baths:	4
Garage:	Additional Parking, Alley Access, Oversized, Single Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Other, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed, Other, Stone, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Kitchen Island, Open Floorplan, See Remarks, Storage		

Inclusions: Refrigerator, Stove, Dishwasher, Microwave

Rarely does a home offer this combination of design, space, functionality, and income potential. This fully renovated bungalow features 6 bedrooms, 4 full bathrooms, over 2,000 sq. ft. of developed living space, and a legal basement suite, all situated on a large mature lot in the heart of Marlborough. Thoughtfully redesigned from top to bottom, the main floor showcases a bright open-concept layout filled with natural light. Custom millwork, designer lighting, and carefully selected finishes create a warm, modern atmosphere throughout. At the center of the home is a stunning chef-inspired kitchen featuring quartz countertops, two-tone cabinetry, stainless steel appliances, and a large island with extensive storage and seating. The dining area is highlighted by a custom built-in feature wall complete with display shelving, cabinetry, and wine storage. The main level offers 3 spacious bedrooms and 2 full bathrooms, including a private primary retreat with its own ensuite. The fully developed legal basement suite provides exceptional flexibility with a separate entrance, second kitchen, large living area, 3 additional bedrooms, 2 full bathrooms, and separate laundry. Perfect for extended family, multi-generational living, or generating rental income to help offset your mortgage. Outside, you’ll find an oversized detached garage, additional off-street parking, professionally landscaped front and rear yards, front porch, large deck, covered patio, even a dedicated dog run. This space was meant for outdoor entertaining! Properties with this level of finish, functionality, and income potential are rarely available in this price range. Located on a quiet street close to schools, parks, shopping, transit, and major roadways, this move-in-ready home is a rare opportunity you won’t want to miss. Book your private showing today.