



**5144 Marian Way NE  
Calgary, Alberta**

**MLS # A2322238**



**\$669,900**

<b>Division:</b>	Marlborough		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,134 sq.ft.	<b>Age:</b>	1968 (58 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Heated Garage, Insulated, Parking Pad, Workshop		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Low Main		

<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>	Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance		

**Inclusions:** None

**\*\*Open House Sat. June 20th 1-5pm\*\* Fully Renovated | 5 Bedrooms | 2-Bed Suite + Separate Laundry | Separate Thermostat | Separate Entrance.** Welcome to this extensively renovated over 2,000 sq ft bungalow located in the well-established and amenity-rich community of Marlborough. This impressive home offers the perfect blend of modern upgrades, functional design, and income-generating potential with a 2-bedroom illegal basement suite. The main floor features 3 generously sized bedrooms and a bright, open-concept living space designed for both comfort and entertaining. The fully updated kitchen is a standout, showcasing brand NEW stainless steel appliances, sleek quartz countertops, and contemporary finishes that elevate the entire home. Large windows bring in an abundance of natural light, enhanced by NEW windows throughout the property. The main floor is complete with it's own laundry and a well positioned bar. Downstairs, the fully developed illegal basement suite is thoughtfully laid out with its own separate laundry and Independent heat control, offering privacy and convenience for tenants or extended family. The open concept living area creates a welcoming environments in the basement. Complete with an updated kitchen well lit with newly installed EGRESS windows. This level offers 2 huge bedroom each with a walk-in closet, a 4pc bathroom, and it's own SEPERATE LAUNDRY. This home has been upgraded with long-term value in mind, including a NEW ROOF, BRAND NEW high-efficiency FURNACE with damper offering SEPERATE TEMPERATURE CONTROL, and a NEW HOT WATER TANK, ensuring peace of mind for years to come. Safety features include hardwired smoke detectors in every bedroom and a CO2 detector in common areas, meeting current safety standards. With these features, you have just a few steps from

getting it registered as a legal secondary suite with the city. Step outside to a landscaped backyard and an extra large HEATED double detached garage, ideal for Calgary winters. The garage comes with additional workspace that can be your man cave or workshop. You have an RV, this home has you covered! there is additional parking pad for your RV or extra cars Situated in Marlborough, this home enjoys an unbeatable location close to schools, parks, playgrounds, shopping centers, and public transit, including easy access to the Marlborough LRT station. Easy access to Stoney Trail and Deerfoot Trail, making commuting throughout the city quick and convenient.