



GRASSROOTS
REALTY GROUP

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136 Maitland Drive NE
Calgary, Alberta

MLS # A2327700



\$579,900

Division:	Marlborough Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,089 sq.ft.	Age:	1975 (51 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Off Street		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Level		

Heating:	Forced Air
Floors:	Carpet, Ceramic Tile, Hardwood
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	Open Floorplan, Quartz Counters, See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: Pantry on main floor, two (2) over toilet storage shelves, paint cans and extra flooring materials in the garage, dining table in the basement, TV mounts in living room, basement, and master bedroom.

This welcoming bungalow is the kind of home families grow into! From the covered front porch to the bright, open main floor, every space feels comfortable and easy to live in. The abundance of natural light and hardwood flooring create a warm atmosphere. The kitchen offers plenty of cabinet and counter space and stainless-steel appliances are perfect for busy mornings and family dinners. Imagine the convenience of your kids burning their energy in the spacious backyard while you watch them from the kitchen window. The main level includes three bedrooms, giving kids and parents their own space, along with a convenient 2-piece ensuite in the primary bedroom and a full 4-piece bath. Downstairs, the spacious family/rec room is ideal for movie nights, play space, or teens who want their own hangout area. A fourth bedroom and a 3-piece bathroom add even more flexibility. The backyard door provides access to both the main floor and the basement, offering comfortable convenience for teens, guests, or extended family. Outside, the backyard is a private, tree-lined retreat with a generous approx. 16' x 27.5' deck, a great spot for summer meals, kids' activities, and weekend gatherings. The natural gas BBQ line makes outdoor cooking simple, and the insulated double garage adds year-round practicality. Since 2021, the home has been thoughtfully improved with solar panels, central air conditioning, the gas line BBQ hookup, and a professionally leveled garage pad - giving buyers added comfort, efficiency, and peace of mind. Located close to schools, parks, and the community centre, this bungalow offers a welcoming setting in a family-friendly neighbourhood. Call your favourite realtor for a showing today!