



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

545 Madeira Drive NE
Calgary, Alberta

MLS # A2331859



\$669,900

Division:	Marlborough Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,155 sq.ft.	Age:	1974 (52 yrs old)
Beds:	6	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Separate Entrance, Walk-In Closet(s)		

Inclusions: NONE

Welcome to this fully renovated home on a massive pie lot established in the community of Marlborough Park. As you step inside, you're welcomed by a bright and spacious living room with large windows that fill the home with natural light. The living room flows into the dining area, where you'll find modern accent walls that add a stylish touch to the space. Just beyond is the updated kitchen, featuring stainless steel appliances, ample cabinetry, kitchen island, generous counter space and a functional layout for everyday cooking and family meals. The main floor offers three good-sized bedrooms, including the primary bedroom with a private 2-piece ensuite. A fully renovated 4-piece bathroom serves the remaining bedrooms, and the main floor laundry adds extra convenience. The separate entrance leads to the fully developed illegal basement suite. The basement includes a spacious family room, a second kitchen, three bedrooms, a full 4-piece bathroom, its own laundry area and additional storage space, making it ideal for extended family or guests. Outside, you'll find a large backyard with plenty of room for children, pets or outdoor entertaining. The property also offers oversized double detached garage and space for future landscaping or gardening. Located in the well-established community of Marlborough Park, this home is close to schools, parks, playgrounds, shopping, public transit, and walking paths. With easy access to Memorial Drive, 16 Avenue, Stoney Trail, and nearby amenities, this location offers convenience for families and commuters alike.