



GRASSROOTS
REALTY GROUP

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704 Malvern Drive NE
Calgary, Alberta

MLS # A2334398



\$659,000

Division:	Marlborough Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,123 sq.ft.	Age:	1978 (48 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Landscaped, Rectangular Lot, Street Light		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance		

Inclusions: N/A

Welcome to your beautifully renovated dream home in the heart of Marlborough Park. This stunning bungalow commands excellent curb appeal on an expansive corner lot, showcasing a pristine exterior complete with brand-new sod and a newly constructed detached double garage. Every inch of this property has been modernised with high-end finishes, ensuring a completely turn key experience for its next owners. Step inside to discover 5 bedrooms and 3 bathrooms, a bright and open floor plan flooded with natural light through brand new, energy efficient windows. Gorgeous new flooring flows seamlessly throughout the main living areas, leading you into a chef-inspired kitchen fully equipped with sleek, brand-new stainless steel appliances. The thoughtful layout includes a separate entrance to the basement, offering an exceptional opportunity for a private guest retreat. Situated in a highly desirable, family-friendly neighbourhood, this home is just steps away from local schools, parks, public transit, and major shopping hubs.