



GRASSROOTS
REALTY GROUP

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5015 Marchand Crescent NE
Calgary, Alberta

MLS # A2335827

\$559,000

Division:	Marlborough		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,361 sq.ft.	Age:	1969 (57 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Siding	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), See Remarks, Storage		

Inclusions: backyard shed, filing cabinet in garage and wood box

Open House Saturday, October 17th, 2 p.m. - 4 p.m. Charming and lovingly maintained, 4 bedroom bungalow with double detached garage, proudly offered for the first time by it's original owner in Marlborough! Perfectly located on a quiet crescent, this terrific home offers over 2300 square feet of comfortable living space. Step into a warm and inviting living room with cozy wood burning fireplace, open to a spacious family room and seamlessly connected to an expansive dining room, breakfast nook and sunny, south facing kitchen. Three generous sized bedrooms and 4 piece bath complete the main floor. The fully finished lower level includes a large recreation room, family room, 4th bedroom, laundry room, 3 piece bath and plenty of storage. This great property offers a large, fully fenced back yard, with private patio and double detached garage. Ideally situated within steps to park and playground with easy access to shopping, schools and transit. A wonderful place to call home!