



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

4908 Marlborough Drive NE
Calgary, Alberta

MLS # A2349347



\$585,000

Division:	Marlborough		
Type:	Residential/House		
Style:	Bungalow		
Size:	964 sq.ft.	Age:	1971 (55 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air
Floors:	Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	See Remarks

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

Inclusions: Dishwasher x2, Electric Stove x2, Refrigerator x2

| 5 BEDS | 2 BATHS | 2 KITCHENS | SEPARATE ENTRANCE | DOUBLE DETACHED GARAGE | Welcome to this bright bungalow located in the community of Marlborough. Natural light fills the large living area, which opens into the kitchen featuring stainless steel appliances, quartz countertops, a matching island, and plenty of cabinetry. A convenient dining area is located just off the kitchen. The main level offers 3 good-sized bedrooms, including the primary bedroom, along with a 4-piece bathroom. Downstairs, you'll find additional living space featuring a second kitchen, separate entrance, 2 good-sized bedrooms, and a 4-piece bathroom, offering plenty of flexibility. Outside, enjoy the large backyard with a double detached garage providing plenty of parking and additional storage. Conveniently located close to shopping, schools, parks, and more. Call your favourite agent for a showing today!