



## 32 Marlyn Court Calgary Alberta

\$650,000

Welcome to 32 Marilyn Court NE, Calgary--a stunning home nestled in a peaceful cul-de-sac. This property features a unique reverse pie lot, with a huge backyard complete with a spacious patio deck, mature trees, a fenced garden, and a playground for the kids. As you enter, you'll be greeted by an inviting entrance that leads to a thoughtfully designed layout. The heart of the home is the corner kitchen, which features large bay windows that overlook the expansive backyard, filling the space with natural light. The cozy living room, highlighted by a charming brick fireplace and wet bar, is perfect for family gatherings and entertaining. This home offers a versatile main floor bedroom that can also serve as an office, along with convenient main floor laundry. Upstairs, you'll find a generous primary bedroom with a walk-in closet and ensuite bathroom, along with two additional bedrooms and a full bathroom--ideal for growing families. The fully developed basement adds over 1,000 square feet of living space, providing endless possibilities for recreation, a home theater, or a playroom. Additional features include a front attached double garage with a side entrance and window. Pride of ownership exemplified in this well-maintained gem, schedule a viewing today. (id:6769)

3pc Bathroom 5.83 Ft x 8.58 Ft

4pc Bathroom 4.92 Ft x 8.00 Ft

Bedroom 8.92 Ft x 14.25 Ft

Bedroom 9.17 Ft x 14.25 Ft

Primary Bedroom 12.25 Ft x 16.50 Ft

Recreational, Games room 31.00 Ft x 25.25 Ft

Storage 4.33 Ft x 2.33 Ft

Storage 14.92 Ft x 13.83 Ft

Furnace 17.83 Ft x 12.25 Ft

2pc Bathroom 4.92 Ft x 5.92 Ft

Bedroom 9.92 Ft x 10.67 Ft

Dining room 13.83 Ft x 12.08 Ft

Family room 18.58 Ft x 14.58 Ft

Kitchen 13.42 Ft x 16.75 Ft

Laundry room 9.92 Ft x 5.58 Ft

Living room 12.42 Ft x 15.67 Ft

Listing Presented By:



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Century 21 Bravo Realty

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**Mirror**

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