



## 4032 Marbank Drive Calgary Alberta

\$569,900

Rare original owner home. Great layout with a large living room and 3 good sized bedrooms. Main bathroom shower was remodelled a few years ago. The main floor also has a separate 2 piece bathroom as well. Good sized kitchen with dining area that would welcome a large table. Downstairs has older Development with a built in bar area. and large family room with a wood burning fireplace with gas lighter. Also including a cold room with shelving, bedroom and 3 piece bath. The furnace and hot water tank were upgraded as well. Property also has air conditioning for those hot summer days. Rear yard has a heated double garage and parking for an additional 2 parking spots or Rv parking. Back alley is paved as well. (id:6769)

3pc Bathroom 4.67 Ft x 9.25 Ft

Other 10.00 Ft x 5.25 Ft

Bedroom 9.67 Ft x 12.00 Ft

Laundry room 5.00 Ft x 13.67 Ft

Recreational, Games room 30.08 Ft x 21.17 Ft

Storage 12.92 Ft x 4.08 Ft

Furnace 15.08 Ft x 10.17 Ft

2pc Bathroom 4.92 Ft x 4.42 Ft

3pc Bathroom 6.08 Ft x 9.08 Ft

Bedroom 11.50 Ft x 12.00 Ft

Bedroom 8.25 Ft x 10.83 Ft

Bedroom 11.33 Ft x 9.50 Ft

Dining room 10.75 Ft x 10.00 Ft

Kitchen 12.08 Ft x 11.92 Ft

Living room 13.00 Ft x 16.00 Ft

Listing Presented By:



Originally Listed by:  
CIR Realty



See

**Mirror**

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