



# 4932 Marlborough Drive Calgary Alberta

\$649,900

FULLY RENOVATED! ILLEGAL SUITE! OVERSIZED GARAGE! AMAZING LOCATION! This is a FULLY RENOVATED 1800+ SQFT HOME in the SOUGHT AFTER COMMUNITY OF MARLBOROUGH! The HOME is LOCATED CLOSE TO MANY SCHOOLS, PUBLIC TRANSIT, LRT STATIONS, SUNRIDGE MALL AND EVEN PETER LOUGHEED CENTRE. Everything YOU NEED IS WITHIN WALKING DISTANCE! The HOME is SITUATED ON A 5100+ SQFT LOT ELEVATED FROM STREET LEVEL! As soon as you step inside you will feel the AFFECT of the EXTENSIVE RENOVATIONS PERFORMED TO THE PROPERTY! The LUXURY FEEL begins from the HUGE FAMILY ROOM with a BUILT-IN ELECTRIC FIREPLACE finished with a SMOOTH BLACK TILE! The DINING NOOK is LOCATED PERFECTLY off to the SIDE of the HOME to allow for an OPEN FLOOR PLAN FEEL, next to the DINING ROOM is the LUXURIOUSLY RENOVATED KITCHEN FEATURING STAINLESS STEEL APPLIANCES, QUARTZ COUNTERTOPS AND A GREAT ISLAND FOR EXTRA SEATING!!!! There is a MASTER BEDROOM with a 2PC BATHROOM ATTACHED in ADDITION TO THE 2 HUGE BEDROOMS AND ADDITIONAL 4PC BATHROOM! The UPSTAIRS LAUNDRY is located CONVENIENTLY in its OWN AREA IN THE HALLWAY! The BASEMENT IS DEVELOPED AS AN ILLEGAL SUITE FOR RENTAL POTENTIAL OR FOR YOURSELF TO KEEP! It ALSO features a SEPARATE ENTRANCE AND SEPARATE LAUNDRY ROOM for COMPLETE PRIVACY! The BASEMENT features a HUGE REC ROOM and a GOOD SIZED KITCHEN WITH NEWER STAINLESS STEEL APPLIANCES AND MORE QUARTZ COUNTERTOPS!!!! There is also an ADDITIONAL 2 BEDS AND A HUGE 4 PC BATHROOM (ONE OF THE BEDROOMS HAS DIRECT ACCESS TO THE BATHROOM! ANOTHER MASTER!) The HOME is BEAUTIFUL INSIDE AND OUT AND IS LOCATED ON ONE OF THE MOST CONVENIENT ROADS IN MARLBOROUGH! FULLY RENOVATED! ILLEGAL SUITE! OVERSIZED GARAGE! AMAZING LOCATION! (id:6769)

Listing Presented By:



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See

### Mirror

100, 707-10 AVE. SW , Calgary, AB, T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca

Recreational, Games room 23.67 Ft x 12.67 Ft

Kitchen 8.42 Ft x 7.42 Ft

Bedroom 11.00 Ft x 9.08 Ft

4pc Bathroom 7.58 Ft x 12.75 Ft

Bedroom 10.58 Ft x 12.83 Ft

Kitchen 14.50 Ft x 18.25 Ft

Primary Bedroom 10.25 Ft x 13.50 Ft

2pc Bathroom 6.75 Ft x 2.67 Ft

Bedroom 9.00 Ft x 10.08 Ft

4pc Bathroom 7.75 Ft x 4.92 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Living room 10.67 Ft x 13.50 Ft

Bedroom 11.00 Ft x 10.08 Ft