



## 1427 Mardale Drive Calgary Alberta

\$399,800

This exceptionally clean and well-maintained four-level split home is both spacious and filled with natural light. The welcoming ambiance of the home is evident upon entry, offering a warm and inviting atmosphere. The kitchen is well-equipped with abundant cabinets, and the living and dining areas are arranged in an L-shape, featuring a fireplace! The upper level has 3 bedrooms, with the master bedroom boasting a two-piece ensuite. The lower level is a perfect recreation area. Numerous updates to this property, including remediation of aluminium wiring connections. The sunny west-facing yard has a large deck, plus a spacious 2 car detached garage. The entire property is beautifully landscaped. (id:6769)

Primary Bedroom 13.50 Ft x 12.58 Ft

Bedroom 10.08 Ft x 9.08 Ft

Bedroom 10.08 Ft x 8.67 Ft

2pc Bathroom 4.50 Ft x 5.00 Ft

4pc Bathroom 8.58 Ft x 5.00 Ft

Other 6.17 Ft x 5.25 Ft

Laundry room 11.17 Ft x 20.92 Ft

Recreational, Games room 19.58 Ft x 20.58 Ft

Family room 10.92 Ft x 17.17 Ft

Bedroom 9.67 Ft x 11.75 Ft

4pc Bathroom 9.83 Ft x 5.00 Ft

Living room 11.50 Ft x 19.08 Ft

Kitchen 13.50 Ft x 12.17 Ft

Dining room 9.75 Ft x 8.75 Ft

Listing Presented By:



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