



## 1531 Maitland Drive Calgary Alberta

\$649,000

**\*\*OPEN HOUSE FRIDAY JUNE 20 | 4 PM TO 6 PM\*\*** Rare opportunity to own this extensively renovated house situated on a quiet street in Marlborough Park. It occupies a substantial lot, boasts a Hardie board stucco exterior, and features a manicured front yard. This 5-bedroom, 2.5-bath house is ideal for a growing family. The main floor showcases luxury vinyl flooring throughout, a U-shaped kitchen equipped with quartz countertops, ceiling-height cabinets, and stainless steel appliances accompanied by a chimney hood fan. The generously sized living and dedicated dining areas feature patio doors providing seamless backyard access, perfect for entertaining large gatherings. The expansive primary bedroom includes a 2-piece ensuite, while the two additional well-proportioned bedrooms share a 4-piece main bath. The illegal basement suite boasts a separate side entrance, kitchen, recreation room, two spacious bedrooms, and a 4-piece bathroom. The house features a maintenance-free backyard complete with a detached garage and paved back lane, ensuring easy access. Conveniently located in close proximity to amenities, it offers quick access to Stoney Trail, shopping, schools, and public transportation. Do not miss this exceptional opportunity; contact your preferred realtor to schedule a viewing and experience this remarkable listing firsthand. (id:6769)

Family room 19.75 Ft x 19.67 Ft

Kitchen 3.83 Ft x 10.67 Ft

Bedroom 10.33 Ft x 14.00 Ft

Bedroom 10.33 Ft x 14.00 Ft

4pc Bathroom 7.42 Ft x 8.08 Ft

Living room 11.75 Ft x 13.50 Ft

Kitchen 11.67 Ft x 11.92 Ft

Dining room 13.42 Ft x 8.00 Ft

Primary Bedroom 11.00 Ft x 14.50 Ft

2pc Bathroom 2.58 Ft x 6.50 Ft

Bedroom 8.33 Ft x 11.17 Ft

Bedroom 8.42 Ft x 11.25 Ft

4pc Bathroom 5.00 Ft x 8.25 Ft

Listing Presented By:



Originally Listed by:  
eXp Realty

**RE/MAX**  
**RE/MAX REAL ESTATE**  
**(CENTRAL)**

773 Glenmore rd , Calgary, British  
Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net