



# 4927 Marlborough Drive Calgary Alberta

\$609,000

WOW ! STUNNING and ELEGANT! COME and SEE this BEAUTIFUL and WELL-MAINTAINED " 4-LEVEL SPLIT HOME " That sits in a " HUGE PRIVATE CORNER LOT " is READY for YOU TO MOVE IN ! This IMPRESSIVE home offers almost 2,000 SQUARE FEET of LIVING SPACE! The home features " 5 BEDROOMS " PLENTY OF SPACE FOR THE ENTIRE FAMILY. A house like this does not come along very often in this HOT MARKET! + a DOUBLE-CAR GARAGE that will keep your cars SAFE AND WARM while providing EXTRA STORAGE SPACE. Additionally, there is a COVERED PARKING PAD at the back of the home for your EXTRA VEHICLES, TRAILERS, or RVs, which is a SIGNIFICANT BONUS. The main floor is BRIGHT and INVITING, FILLED with lots of NATURAL LIGHTS and WINDOWS, making it a GREAT PLACE TO RAISE A FAMILY. With GREAT VALUE for the price, you won't want to miss out on this OPPORTUNITY! As you enter the main level, you'll notice the BEAUTIFUL HARDWOOD FLOORING THROUGHOUT. The SPACIOUS LIVING and the FORMAL DINING rooms are PERFECT FOR HOSTING LARGE FAMILY GATHERINGS. The kitchen HAS EVERYTHING YOU WOULD EXPECT in a HOME of this CALIBER, including beautiful GOLDEN ASH KITCHEN CABINETS and a dining area. On the upper level, you will find THREE BEDROOMS, including a master bedroom with a DOUBLE CLOSET, along with a four-piece bathroom. The third level features a " WALK-UP SEPARATE ENTRANCE " that has the POTENTIAL TO TRANSFORM INTO A BASEMENT SUITE, Plus a three-piece bathroom, and " 2 GOOD-SIZED BEDROOMS ". The COZY FAMILY ROOM is HUGE and includes a BRICK FIREPLACE perfect for family movie nights and kids' play space. Additionally, there is a recreation room and a laundry room located on the lower level. HUGE PRIVATE and FULLY FENCE BACKYARD, which is the PERFECT PLACE FOR RELAXATION, BBQs, entertainment, or for your kids to play. You'll be within walking distance TO C-TRAIN STATION, SHOPPING CENTER ( T&T SUPERMARKET / CANADIAN ...

Bedroom 11.92 Ft x 8.67 Ft  
 Bedroom 15.42 Ft x 8.92 Ft  
 Primary Bedroom 12.58 Ft x 10.25 Ft  
 4pc Bathroom 9.17 Ft x 7.33 Ft

3pc Bathroom 8.25 Ft x 4.92 Ft  
 Recreational, Games room 12.58 Ft x 9.75 Ft  
 Bedroom 12.58 Ft x 9.92 Ft  
 Other 8.00 Ft x 4.25 Ft

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

Listing Presented By:



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 Maxwell Canyon Creek

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Furnace 19.92 Ft x 12.00 Ft

Family room 19.50 Ft x 12.58 Ft

Bedroom 12.00 Ft x 8.25 Ft

Other 5.83 Ft x 3.25 Ft

Living room 14.42 Ft x 13.00 Ft

Dining room 12.83 Ft x 8.92 Ft

Kitchen 12.25 Ft x 12.67 Ft