



## 5004 Marlborough Drive Calgary Alberta

\$636,800

Welcome to the beautiful community of Marlborough! One of Calgary's original suburbs.. Here we have a charming south facing bungalow with beautiful curb appeal and views of the community. The is a fully renovated home with extraordinary attention to detail offering you upgrades that include top of the line hardwood flooring and tiles throughout the main level, luxury vinyl downstairs, modern light fixtures and paint, all new windows throughout, newer roof, furnace & hot water tank. The main level offers you an efficient floor plan with a bright, south facing living room with a traditional fireplace, a modern kitchen with quartz countertops with 3 bedrooms that include a large primary bedroom with views of the yard, a full 4pc bath with high quality tiles plus, a stylish vanity along with contemporary fixtures. Basement is fully finished with a massive games/rec room along with a bar area, another bedroom, a Sauna, another full 4pc bathroom, and lots of storage space. Situated on an elevated corner lot with a paved back alley and close to amenities that include parks, playgrounds, schools, shopping, popular restaurants and public transport plus only minutes away from the Marlborough LRT Station and with super easy access to major routes like Highway 1, Stoney and Deerfoot Trails... this is the perfect location. At such a great price and with so much to offer it will not last so call today! (id:6769)

4pc Bathroom 5.33 Ft x 8.83 Ft

Bedroom 9.75 Ft x 10.33 Ft

Laundry room 9.50 Ft x 10.67 Ft

Recreational, Games room 15.75 Ft x 25.75 Ft

Storage 7.25 Ft x 7.42 Ft

Furnace 7.00 Ft x 10.50 Ft

4pc Bathroom 4.92 Ft x 7.67 Ft

Bedroom 10.08 Ft x 8.92 Ft

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Dining room 7.58 Ft x 8.92 Ft

Kitchen 7.42 Ft x 8.92 Ft

Living room 13.33 Ft x 15.75 Ft

Primary Bedroom 13.42 Ft x 10.25 Ft

Listing Presented By:



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RE/MAX Real Estate (Central)

<https://markfaheem.remaxrealesta-tecentral.ca/>



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