



## 5235 Marlborough Drive Calgary Alberta

\$629,900

Welcome to your new home in the beautiful and lively community of Marlborough. This pretty house offers everything you would love to have in a cozy house for comfortable living with family - With over 1200 sq. ft. of developed living space, the main floor features 3 spacious bedrooms and 2 full bathrooms, perfect for a growing family. 2 Bedroom basement includes an illegal suite with a separate living room, kitchen, and 4-piece bath--ideal for large families and guests. The oversized, heated double garage (23x27) is complemented by a separate workshop (33x9), offering over 900 sq. ft. of additional workspace, perfect for hobbies or business use. Inside, you'll appreciate the updates throughout, including beautiful hardwood floors, large windows that flood the space with natural light, and an open-concept dining and living area. The large kitchen has a tall tub dishwasher, garburator, and newer countertops, while oak cabinetry and a central island provide ample storage and counter space. The huge master bedroom has a private patio, offering a tranquil space to unwind. The green backyard included various ornamental plants. Vibrant backyard is perfect for relaxing, partying and playing with children or friends. All the major systems furnace, hot water tank and water taps work efficiently. The house is perfect for a family with easy access to playgrounds, schools, stores, bus stops and C train station. (id:6769)

Bedroom 9.75 Ft x 10.92 Ft  
 Family room 15.83 Ft x 10.25 Ft  
 Laundry room 10.25 Ft x 5.25 Ft  
 Furnace 8.25 Ft x 7.75 Ft  
 Bedroom 14.50 Ft x 10.33 Ft  
 4pc Bathroom 4.92 Ft x 8.83 Ft  
 Kitchen 9.08 Ft x 9.75 Ft  
 Kitchen 9.83 Ft x 12.67 Ft

Dining room 9.58 Ft x 13.25 Ft  
 Bedroom 8.50 Ft x 10.58 Ft  
 4pc Bathroom 4.92 Ft x 9.00 Ft  
 Bedroom 8.50 Ft x 10.58 Ft  
 4pc Bathroom 9.83 Ft x 12.67 Ft  
 Living room 16.75 Ft x 12.00 Ft  
 Other 5.83 Ft x 4.17 Ft  
 Primary Bedroom 13.00 Ft x 13.50 Ft

Listing Presented By:



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 RE/MAX House of Real Estate

<https://calgaryhomesnow.ca/>



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