



## 635 Marian Crescent Calgary Alberta

\$569,000

Sitting on a quiet street tucked away in the community of Marlborough is this well kept bungalow that sits on an oversized lot with a slight pie shape/wider at the back lot. This home is almost 1200 sq.ft above grade, has a private entrance to the developed basement and has a huge garage on a great street making this an ideal home or investment property. Over the years this home has had some quality upgrades to the windows, patio door, deck, furnace, hot water tank, hardwood and flooring. Upstairs you will find 3 bedrooms (one of which has sliding patio doors that lead off to the oversized raised deck, a 4 piece bathroom, a kitchen that looks out onto the west facing backyard, and a dining room that wraps around into the living room that has a fireplace. There is a door in the kitchen that opens up to the side entrance where you will find a large patio area that also leads to the detached garage. The basement has a large family room that stretches the width of the house. On one side is a fireplace, tv area and the other side has a pool table and entertainment area. You will also find the laundry room, a 3 piece bathroom and an illegal bedroom (the window is small). The oversized garage is heated, insulated and has 220volt. This well kept family home is well worth scheduling a showing for. (id:6769)

3pc Bathroom 5.08 Ft x 8.17 Ft

Bedroom 12.75 Ft x 7.92 Ft

Recreational, Games room 16.67 Ft x 36.75 Ft

Furnace 13.00 Ft x 14.50 Ft

4pc Bathroom 8.92 Ft x 5.00 Ft

Bedroom 9.00 Ft x 13.25 Ft

Bedroom 9.00 Ft x 10.08 Ft

Dining room 8.00 Ft x 9.25 Ft

Foyer 9.50 Ft x 4.58 Ft

Kitchen 14.83 Ft x 12.58 Ft

Living room 11.83 Ft x 19.42 Ft

Primary Bedroom 10.17 Ft x 13.75 Ft

Listing Presented By:



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