

126 Marbrooke Circle Calgary Alberta

$684,500

A Home for the holidays with elbow space and room to breath for everyone, with almost 4500 sq feet of living space this unique home sitting on a quiet circle street in Marlborough is a must see, With room for extended family, rental income, or both. Six bedrooms above grade. A self-contained lower unit with its own entrance. And extras most homes this size simply do not have.The main floor gives you two bedrooms, Dual primary with walk in closets and 3 piece ensuites plus electric fire places. A full kitchen with island built in sink and dish washer plus electricity and under bench lighting, a dining room, a living room, a separate family room with a wood fire place, a half bath, and main floor laundry plus endless storage. That makes it a complete home on one level. But it keeps going, upstairs we have Four more bedrooms, a four piece Bathroom, a flex room and a sitting area giving you every configuration a large or multigenerational household needs: home offices, guest rooms, kids' rooms, a flex space lets not forget the sky light to let all the natural light in. But wait it keep going, the basement utility room has two furnaces one replaced in 2026, A tankless hot water tank means you are never waiting another laundry unit and we haven't even entered the basement.The lower level has a separate walk-up to grade entrance, three flex rooms, storage, a full kitchen, a full bathroom, a Family room with wood fire place and access to laundry. Whether you use it for family, a long-term tenant, or an occasional rental, the layout is already there.Step outside because yes theres more, the outdoor spaces match the scale of what is inside. A covered and heated deck extends your usable season well into the Alberta colder months. A covered front porch. A pergola. A shed with a built in bird house, The U-curved drive-through driveway means no reversing, no blocked-in cars, eas...

Kitchen 13.50 Ft x 8.50 Ft

Recreational, Games room 15.00 Ft x 10.67 Ft

Family room 18.83 Ft x 12.42 Ft

Other 4.58 Ft x 4.92 Ft

Bedroom 10.75 Ft x 10.67 Ft

Other 4.92 Ft x 3.83 Ft

Furnace 9.83 Ft x 6.58 Ft

4pc Bathroom 10.75 Ft x 5.17 Ft

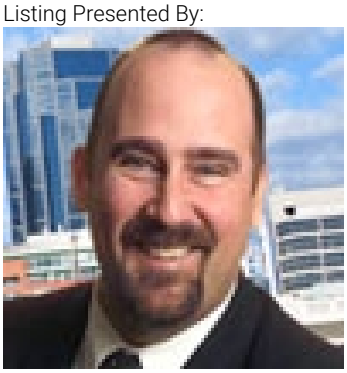
Living room 17.92 Ft x 15.17 Ft

Family room 19.83 Ft x 12.92 Ft

Kitchen 14.58 Ft x 13.33 Ft

Dining room 17.00 Ft x 9.67 Ft

Listing Presented By:



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Bedroom 10.75 Ft x 10.50 Ft
Sauna 7.17 Ft x 5.42 Ft
Storage 7.00 Ft x 5.08 Ft
Other 22.08 Ft x 9.83 Ft

Sunroom 15.42 Ft x 11.08 Ft
Primary Bedroom 13.08 Ft x 11.50 Ft
Other 7.92 Ft x 3.92 Ft

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