



152 Maddock Way Calgary Alberta

\$569,900

This charming and timeless bi-level home is situated on a tree-lined street in the well-established neighbourhood of Marlborough Park. It backs onto a playground and green space offering a scenic backdrop as well as the privacy of no neighbours behind you. The bright and sunny main floor is open concept with just a pony wall between the living room and kitchen that visually defines the two spaces and creates more room for storage. The dining room is conveniently located next to the kitchen and offers easy access to your back deck for convenient grilling and outdoor living. There are 2 bedrooms on this main level that share a 4 pc bath. In the fully finished basement you'll find a spacious and versatile family room as well as a generous 3rd bedroom, 3 pc bath, laundry room and plenty of storage. The South facing backyard is spacious and private featuring a good sized deck with natural gas line and garden beds throughout. An extended driveway with extra parking leads to the oversized detached double garage complete with skylights. The fence has been redone and the storage shed is new (2025.) This home has been well cared for and meticulously maintained. Extra insulation has been added in the attic to keep you comfortable year round and save you money on your energy bill and you're sure to enjoy the added bonus of Central Air Conditioning in the warmer season. The washer and dryer are 2 years old and the hot water tank was replaced in 2021. The community of Marlborough Park blends suburban tranquility with urban convenience. You are a short walk from Big Marlborough Park where you can enjoy outdoor skating, tennis courts, baseball diamonds, soccer fields, playgrounds, disc golf and a toboggan hill. There are numerous schools in the area as well as plenty of other parks, playgrounds and walking paths. This home is conveniently located close to shopping, restaurants and...

Family room 21.92 Ft x 16.33 Ft

Bedroom 12.17 Ft x 10.75 Ft

3pc Bathroom 5.17 Ft x 4.58 Ft

Living room 17.17 Ft x 11.42 Ft

Kitchen 13.25 Ft x 11.83 Ft

Dining room 11.83 Ft x 8.92 Ft

Primary Bedroom 12.58 Ft x 11.42 Ft

Bedroom 11.42 Ft x 8.92 Ft

4pc Bathroom 7.92 Ft x 4.92 Ft

Listing Presented By:



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