



## 191 Manora Drive Calgary Alberta

\$550,000

Welcome Home. This inviting 4-level split home is ideally located in the vibrant community of Marlborough Park! It has been lovingly maintained and cared for since new by the original owners, and is now ready for a new chapter. With 3 bedrooms, 2.5 bathrooms, and plenty of space for the whole family, this property offers both comfort and functionality with an incredible opportunity to personalize and update with your own personal touches. Some recent updates include most windows having been replaced and newer furnace. The main floor features a spacious kitchen with ample storage and a designated dining area, perfect for family meals. The living room boasts large, bright windows and hardwood floors, creating a warm and welcoming space. Upstairs, you'll find three generous sized bedrooms, including the primary suite with a 2-piece ensuite, along with a separate 4-piece main bathroom. The lower level offers additional living space with a cozy family room and a convenient third bathroom. The basement includes a recreation room, plenty of storage, and laundry area. Step outside to your private backyard, complete with a deck for enjoying the outdoors. The side driveway provides ample parking space, ideal for hosting guests or accommodating multiple vehicles. Prime location offers quick access to 16th Ave, Stoney Trail, the international airport, East Hills shopping centre and is close to schools, shopping, parks, and so much more. (id:6769)

2pc Bathroom 4.92 Ft x 4.33 Ft

4pc Bathroom 4.83 Ft x 8.25 Ft

Bedroom 8.83 Ft x 10.00 Ft

Bedroom 8.42 Ft x 10.08 Ft

Primary Bedroom 12.58 Ft x 13.33 Ft

Recreational, Games room 19.67 Ft x 19.50 Ft

Storage 22.42 Ft x 12.92 Ft

3pc Bathroom 4.92 Ft x 9.08 Ft

Family room 17.50 Ft x 23.83 Ft

Dining room 8.42 Ft x 9.50 Ft

Kitchen 12.08 Ft x 14.25 Ft

Living room 14.83 Ft x 11.42 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

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