



## 447 Manora Way Calgary Alberta

\$549,900

Welcome to this extremely well-maintained 3-bedroom, 3- bathroom bungalow located in the desirable neighbourhood of Marlborough Park. The main floor has been freshly painted along with new light fixtures. The large living room is perfect for families and overlooks a large outdoor deck and outdoor living area. The functional kitchen includes a roomy dining room, perfect to entertain families and friends. The spacious primary bedroom includes an indoor hot tub area, sitting room and 3-piece bathroom. There are two additional well-sized bedrooms and a 3- piece bathroom on the main floor. The home went through many upgrades in 2021 including - flooring upstairs and downstairs, shingles replaced on the house and double detached garage, furnace and hot water tank replaced, egress window installed in the basement and window replaced in the kitchen. Step downstairs to a fully developed basement perfect for relaxing or entertaining. The basement includes a 3-piece bathroom, spacious family room and a large laundry room with a cold storage room. Enjoy the west facing backyard on your expansive deck. The double detached garage is insulated, heated and comes complete with work benches. There is a RV parking stall adjacent to the garage with back-alley access. Location, location and this property delivers! Located in a quiet, family-orientated neighbourhood, this home offers close proximity to schools, shopping centers, restaurants, parks and public transportation. Whether you are a first-time homebuyer ready to create lasting memories or a savvy investor recognizing the incredible potential of this home, this a fantastic opportunity you do not want to miss. Fireplace in basement is not functional. (id:6769)

3pc Bathroom 4.08 Ft x 8.75 Ft

Exercise room 12.92 Ft x 9.42 Ft

Laundry room 14.67 Ft x 17.42 Ft

Recreational, Games room 20.00 Ft x 16.75 Ft

Storage 2.42 Ft x 6.42 Ft

Storage 8.58 Ft x 9.08 Ft

Storage 11.50 Ft x 5.25 Ft

3pc Bathroom 4.92 Ft x 10.17 Ft

4pc Bathroom 4.92 Ft x 9.00 Ft

Bedroom 8.75 Ft x 9.75 Ft

Bedroom 10.08 Ft x 8.83 Ft

Dining room 12.25 Ft x 13.83 Ft

Kitchen 8.50 Ft x 13.00 Ft

Living room 11.42 Ft x 18.83 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
eXp Realty

**RE/MAX Realty Professionals**

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Furnace 6.17 Ft x 5.33 Ft

Primary Bedroom 15.42 Ft x 31.25 Ft