



## 4723 Marbury Place Calgary Alberta

\$514,900

Located on a quiet cul-de-sac, this welcoming 1,183 sqft. bungalow offers comfortable living with a bright layout, updated laminate flooring, and a massive lot providing excellent outdoor space. Step inside to a bright and inviting living room highlighted by expansive front windows that fill the space with natural light and create a warm atmosphere. The kitchen is thoughtfully designed with an abundance of cupboards, generous counter space, and a new oven. Its layout flows beautifully for hosting, with windowed double doors leading directly to a custom-built deck that creates a seamless indoor-outdoor connection. The deck is gated and connects to a gently sloped accessibility ramp, making it a great option for those seeking a mobility-friendly home, while also providing convenient access to the front of the property. The main level features three comfortable bedrooms, a 4-pc main bathroom, and a 2-pc ensuite. Freshly updated paint throughout the home adds a clean, refreshed feel and provides an inviting backdrop for your personal style. Downstairs, the basement includes a dedicated laundry area with washer and dryer, a partially developed room, and extensive storage space. The basement offers excellent potential for a future basement suite (subject to municipal approval) as a mortgage helper, or a development for your own enjoyment. Outside, the backyard includes a large double detached garage and a generous yard that offers plenty of room to relax, garden, or enjoy time outdoors. The setting provides a pleasant space to unwind while still having room for practical use. With convenient access to nearby shopping, amenities, and major routes for easy travel throughout the city, this is a rare opportunity to settle into a comfortable, well-located home with thoughtful features and future potential. (id:6769)

2pc Bathroom 5.42 Ft x 4.08 Ft

4pc Bathroom 7.75 Ft x 6.83 Ft

Bedroom 13.25 Ft x 9.00 Ft

Bedroom 9.83 Ft x 9.00 Ft

Foyer 5.75 Ft x 4.33 Ft

Kitchen 17.08 Ft x 12.25 Ft

Living room 18.50 Ft x 17.83 Ft

Primary Bedroom 14.33 Ft x 13.58 Ft

Listing Presented By:



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