



## 63 Margate Place Calgary Alberta

\$649,999

Prime Location!! Beautifully renovated bungalow in a cul-de-sac yet steps away from near by amenities, Marlborough mall, Pacific plaza T&T groceries, C-train and easy highway access. This charming home in Marlborough boasting modern interior design with a brand NEW ROOF & Hot water tank, double garage and backs onto green space. Detailed accent walls, pot lights, elegant fixtures, vinyl planks throughout with new kitchen , quartz countertops and stainless steel appliances. The gem of this home lies a secondary family room with high ceiling, hardwood walls, creating a warm ambiance perfect to enjoy a cozy evening by the fireplace. The master bedroom contains an ensuite bathroom, and 2 other good size bedroom with a contemporary standing shower and living room with large windows completes the main floor. Beneath, where the basement has been transformed into a versatile rec room. Whether you envision a game night with your friends, a home gym to stay active, or a playroom for the kids, the possibilities are endless. Located in a prime neighbourhood, this home offers the best of both worlds - modern luxury and ultimate convenience. Schedule your showing today, A MUST SEE! (id:6769)

Den 10.58 Ft x 7.42 Ft

Laundry room 18.00 Ft x 12.67 Ft

3pc Bathroom 7.33 Ft x 5.83 Ft

Recreational, Games room 23.75 Ft x 20.50 Ft

Kitchen 11.50 Ft x 9.00 Ft

Living room 15.75 Ft x 12.42 Ft

Primary Bedroom 13.50 Ft x 10.33 Ft

Bedroom 9.75 Ft x 9.00 Ft

3pc Bathroom 9.00 Ft x 5.00 Ft

4pc Bathroom 7.75 Ft x 4.92 Ft

Dining room 13.00 Ft x 7.33 Ft

Great room 16.25 Ft x 13.33 Ft

Bedroom 12.50 Ft x 10.00 Ft

Listing Presented By:



Originally Listed by:  
CIR Realty

**RE/MAX Realty Professionals**

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