



## 711 Madeira Drive Calgary Alberta

\$480,000

4 LEVEL SPLIT- ATTACHED GARAGE ( oversized single) Huge South facing back yard 3 Bedrooms PLUS a Family Room This awesome family home has over 2,000 square feet of usable space. Lots of room for your family. MAIN FLOOR- entering via the front door you are greeted with a huge foyer with a closet. Continuing from foyer- this opens into the oversized Living Room- then on to the sunny south facing Kitchen with patio doors the lead onto a very large deck. Just off the kitchen is the main floor laundry room and then onto the single and a half Garage. The upper floor has a nice bright 4 piece bath that has been recently updated. There are two bedrooms up- the Primary bedroom and bedroom number 2. On THIRD Level- there is a THIRD bedroom, a bathroom PLUS an oversized Family Room ( with the addition of a wardrobe this could be a 4th bedroom. The windows in the Bedroom 3 and the Family Room are enormous- measuring 5 feet 3 inches by 2 feet 9 inches. The 4th LEVEL has a games room- ( this games room has walls up, electrical work is complete- just add drywall. The back SOUTH FACING BACK YARD has a beautiful inviting deck measuring 16 feet by 10 feet- great for entertaining, barbecue and entertaining guests those special parties. The Back Yard itself is huge measuring over 50 feet wide by 40 feet deep.- there is room to add a second garage with a Carriage House. There is even a shed at the side of the house- for the lawnmower and garden tools. And last but not least- the alley way is Paved and very clean. This home has it all- Quality, Location and Value- please phone to book a showing on this great home. (id:6769)

Primary Bedroom 13.17 Ft x 11.50 Ft

Bedroom 11.33 Ft x 9.83 Ft

4pc Bathroom 8.00 Ft x 7.75 Ft

Bedroom 10.83 Ft x 9.33 Ft

Family room 15.50 Ft x 10.83 Ft

2pc Bathroom 6.00 Ft x 7.00 Ft

Recreational, Games room 16.00 Ft x 10.83 Ft

Other 12.00 Ft x 11.00 Ft

Living room 19.00 Ft x 14.00 Ft

Listing Presented By:



Originally Listed by:  
REAL ESTATE PROFESSIONALS  
INC.

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca