



THE
A-TEAM

**RE/MAX
FIRST**

831 MAIDSTONE Drive, Calgary T2A 4B9

MLS®#: **A2138804** Area: **Marlborough Park** Listing Date: **06/07/24** List Price: **\$799,900**
 Status: **Active** County: **Calgary** Change: **-\$30k, 17-Jun** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2013**
Lot Information
 Lot Sz Ar: **5,575 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,648**
 Low Sqft:
 Ttl Sqft: **1,648**

DOM

23
Layout
 Beds: **6 (4 2)**
 Baths: **3.0 (3 0)**
 Style: **Bungalow**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Garden,Landscaped**
 Park Feat: **Double Garage Detached,Insulated,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Yard**

Construction: **Stone,Stucco,Wood Frame**
 Flooring: **Laminate,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Built-in Features,Chandelier,High Ceilings,Kitchen Island,Open Floorplan,Recessed Lighting,Separate Entrance,Soaking Tub,Stone Counters,Storage,Walk-In Closet(s),Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	15`11" x 10`11"	Dining Room	Main	15`11" x 9`10"
Living Room	Main	16`1" x 13`11"	Laundry	Main	11`7" x 5`11"
Game Room	Basement	19`8" x 17`0"	Furnace/Utility Room	Basement	8`5" x 7`5"
Laundry	Basement	14`3" x 10`7"	Bedroom - Primary	Main	16`5" x 15`7"
Bedroom	Main	13`3" x 9`11"	Bedroom	Main	13`5" x 9`11"
Bedroom	Main	10`10" x 9`11"	Bedroom	Basement	14`2" x 11`9"

Bedroom
4pc Bathroom

Basement
Main

12`5" x 10`1"

4pc Ensuite bath
4pc Bathroom
Legal/Tax/Financial

Main
Basement

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

1071LK

Remarks

Pub Rmks:

***Very RARE* 2013 Built 1650 Sq/Ft BUNGALOW in the highly sought after community of Marlborough Park with 9 foot ceilings on a 50 x 120 lot BACKING ONTO GREEN SPACE | HIGH END DESIGN | ILLEGAL 2 BEDROOM BASEMENT SUITE | 6 TOTAL BEDROOMS | 3 FULL BATH Including Master Ensuite | BUILT-IN SPEAKERS | 9' MAIN FLOOR CEILINGS | HIGH-END KITCHEN | SEPARATE LAUNDRY | SEPARATE ENTRANCES | BACKYARD OASIS | BACKS ONTO A PARK | OVERSIZED INSULATED & DRYWALLED DOUBLE DETACHED GARAGE | OUTSTANDING LOCATION! Stunningly renovated and impeccably maintained illegally suited bungalow backing onto Marlborough Park. This home has it all 6 bedrooms, high-end finishes, built-in speakers, a neutral colour pallet, designer lighting, feature walls and stylish décor. The main floor with 9' ceilings is the perfect sanctuary for any busy family with an open and airy floor plan for ultimate connectivity. The inviting living room seamlessly leads to the causally elegant dining room and then to the high-end kitchen allowing for clear sightlines and unobstructed conversations. Culinary adventures will ensue in the gorgeous kitchen effortlessly combining beauty with function featuring a plethora of full-height cabinets, stone countertops, stainless steel appliances and a breakfast bar island centring the space. 4 bedrooms are on this level are ideal for large families or extra space for work and play. The primary bedroom is a beautiful escape boasting elegant lighting, a trendy feature wall and a built-in closet system. The grandeur continues into the updated and versatile basement with a convenient separate entrance and a separate laundry room. This level is perfect as more family space but thanks to the addition of a full kitchen and smart floor plan is also ideal for extended family members or a rental opportunity. This level has also been beautifully updated to include a spacious rec room, an open floor plan with unimpeded views into the kitchen for an open and airy feel. The kitchen is white and neutral with tons of cabinets, stone countertops, stainless steel appliances and a breakfast bar on the peninsula island. 2 bedrooms both with walk-in closets and another lavishly updated bathroom are also on this level. The expansive back deck overlooks the park and encourages casual barbeques and time spent unwinding. A large grassy area if fully fenced for kids and pets to safely play plus a lower patio offers even more space to convene outdoors. All privately nestled behind the oversized, insulated and drywalled double detached garage. This exceptional home is move-in ready on an amazing lot backing onto a park and in an unbeatable location that is close to everything - LRT, schools, shopping, parks several shopping malls and great restaurants. The neighbourhood also has a very active community centre with year round events and programs for the whole family!**

Inclusions:
Property Listed By:

**TV brackets. Second fridge, stove, dishwasher, washer and dryer in the basement suite
eXp Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











