



THE A-TEAM

RE/MAX FIRST

4927 MARLBOROUGH Drive, Calgary T2A 2Z4

MLS®#: A2177098 Area: Marlborough Listing 11/03/24 List Price: \$609,000
Status: Pending County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary
Year Built: 1969
Lot Information
Lot Sz Ar: 5,877 sqft
Lot Shape:

Finished Floor Area
Abv Sqft: 1,177
Low Sqft:
Ttl Sqft: 1,177

DOM

17
Layout
Beds: 5 (3 2 )
Baths: 2.0 (2 0)
Style: 4 Level Split

Parking

Ttl Park: 3
Garage Sz: 2

Access:

Lot Feat: Back Lane,Back Yard,Corner Lot,Front Yard,Lawn,Garden,Landscaped,Private,Rectangular Lot
Park Feat: Carport,Double Garage Detached,Parking Pad,RV Carport

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air
Sewer:
Ext Feat: Garden,Private Entrance,Private Yard

Construction: Brick,Metal Siding ,Stucco,Wood Frame
Flooring: Carpet,Ceramic Tile,Hardwood,Laminate
Water Source:
Fnd/Bsmt: Poured Concrete

Kitchen Appl: Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer,Window Coverings
Int Feat: Ceiling Fan(s),No Smoking Home,Quartz Counters,Storage
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Entrance, Dining Room, Bedroom, etc. with their respective levels and dimensions.

Furnace/Utility Room

Basement

19`11" x 12`0"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

Zoning:

R-CG

5897JK

Remarks

Pub Rmks:

**WOW ! STUNNING and ELEGANT! COME and SEE this BEAUTIFUL and WELL-MAINTAINED " 4-LEVEL SPLIT HOME " That sits in a " HUGE PRIVATE CORNER LOT " is READY for YOU TO MOVE IN ! This IMPRESSIVE home offers almost 2,000 SQUARE FEET of LIVING SPACE! The home features " 5 BEDROOMS " PLENTY OF SPACE FOR THE ENTIRE FAMILY. A house like this does not come along very often in this HOT MARKET! + a DOUBLE-CAR GARAGE that will keep your cars SAFE AND WARM while providing EXTRA STORAGE SPACE. Additionally, there is a COVERED PARKING PAD at the back of the home for your EXTRA VEHICLES, TRAILERS, or RVs, which is a SIGNIFICANT BONUS. The main floor is BRIGHT and INVITING, FILLED with lots of NATURAL LIGHTS and WINDOWS, making it a GREAT PLACE TO RAISE A FAMILY. With GREAT VALUE for the price, you won't want to miss out on this OPPORTUNITY! As you enter the main level, you'll notice the BEAUTIFUL HARDWOOD FLOORING THROUGHOUT. The SPACIOUS LIVING and the FORMAL DINING rooms are PERFECT FOR HOSTING LARGE FAMILY GATHERINGS. The kitchen HAS EVERYTHING YOU WOULD EXPECT in a HOME of this CALIBER, including beautiful GOLDEN ASH KITCHEN CABINETS and a dining area. On the upper level, you will find THREE BEDROOMS, including a master bedroom with a DOUBLE CLOSET, along with a four-piece bathroom. The third level features a " WALK-UP SEPARATE ENTRANCE " that has the POTENTIAL TO TRANSFORM INTO A BASEMENT SUITE, Plus a three-piece bathroom, and " 2 GOOD-SIZED BEDROOMS ". The COZY FAMILY ROOM is HUGE and includes a BRICK FIREPLACE perfect for family movie nights and kids' play space. Additionally, there is a recreation room and a laundry room located on the lower level. HUGE PRIVATE and FULLY FENCE BACKYARD, which is the PERFECT PLACE FOR RELAXATION, BBQs, entertainment, or for your kids to play. You'll be within walking distance TO C-TRAIN STATION, SHOPPING CENTER ( T&T SUPERMARKET / CANADIAN TIRE, MARLBOROUGH MALL ), PARK and MULTIPLE SCHOOLS. This BEAUTIFUL HOME is truly unlike anything else you can find. BOOK your PRIVATE SHOWING NOW and BRING OFFERS, Before it's gone !!!**

Inclusions:

Property Listed By:

N/A

MaxWell Canyon Creek

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













