

## 639 MAIDSTONE Drive, Calgary T2A4B6

MLS®#:	A2181695	Area:	Marlborough Park	Listing	12/05/24	List Price: <b>\$619,800</b>
Status:	Active	County:	Calgary	Date: Change:	-\$10k, 29-Jan	Association: Fort McMurray



eneral Information	Residential			<u>DOM</u> 58		
op Type:						
ıb Type:	Detached			Layout		
ty/Town:	Calgary	Finished Floor Ar	ea	Beds:	4 (3 1 )	
ar Built:	1973	Abv Sqft:	969	Baths:	2.0 (2 0)	
<u>t Information</u>		Low Sqft:		Style:	Bungalow	
t Sz Ar:	5,000 sqft	Ttl Sqft:	969			
t Shape:				Parking		
				Ttl Park:	4	
				Garage Sz:	2	
cess:						
t Feat:	Back Lane,Back Yard,Front Yard,Lawn,Private,Rectangular Lot					
rk Foot	Allow Access Double Carage Detached Carage Deer Opener Heated Carage Insulated					

Alley Access, Double Garage Detached, Garage Door Opener, Heated Garage, Insulated

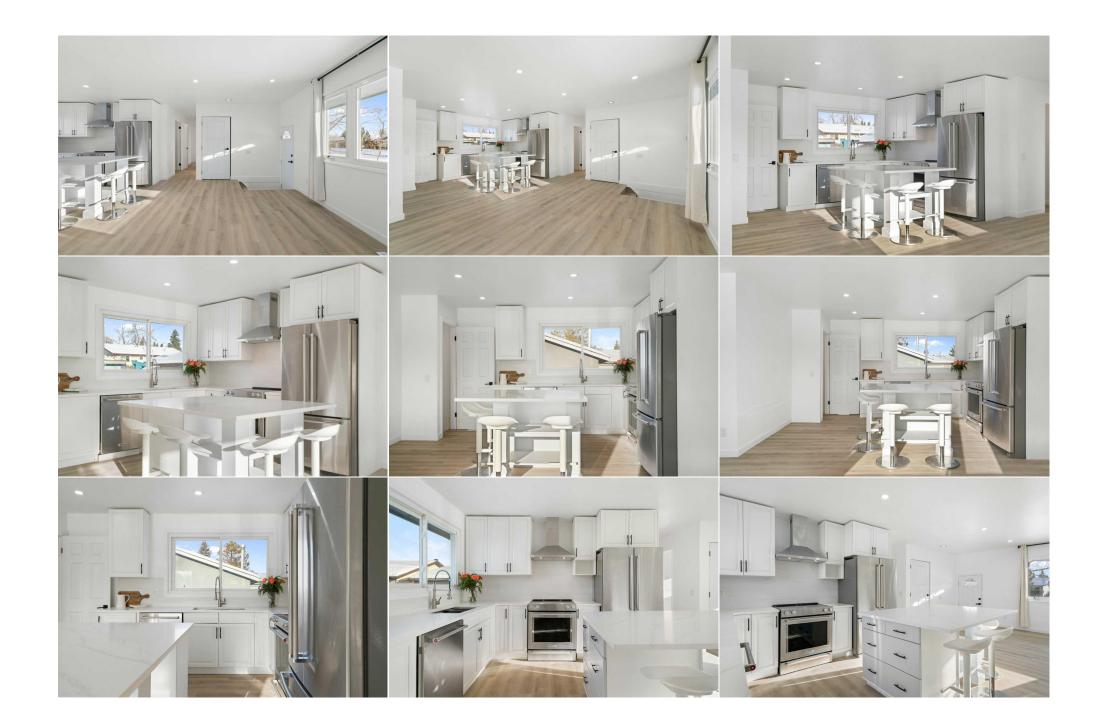
Utilities and Features

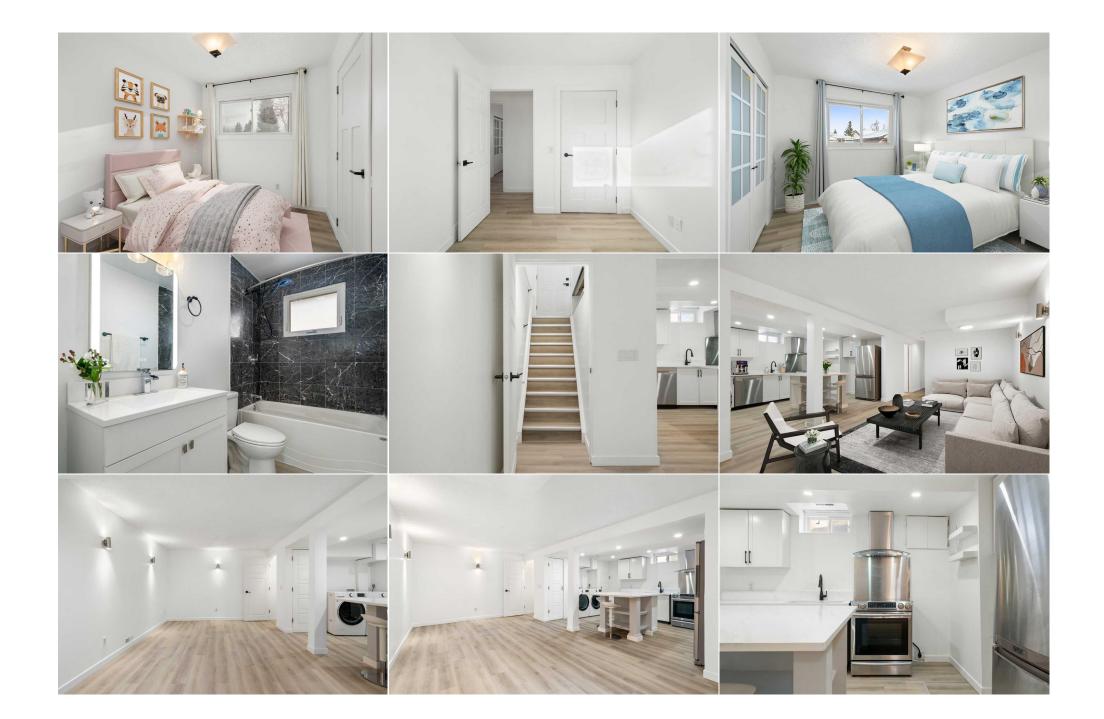
Roof: Heating: Sewer: Ext Feat:	Asphalt Shingle Forced Air,Natural Gas Garden,Private Yard		Construction: Metal Siding ,Stucco Flooring: Vinyl Plank Water Source: Fnd/Bsmt: Poured Concrete	Metal Siding ,Stucco Flooring: Vinyl Plank Water Source: Fnd/Bsmt:		
Kitchen Appl: Int Feat: Utilities:		cor,Stove(s),Washer/Dryer nal Home,No Smoking Home,Quart	tz Counters Room Information			
Room 4pc Bathroom Bedroom Living Room 4pc Bathroom Den Game Room	Main Main	Dimensions 10`11" x 5`0" 10`6" x 7`11" 12`11" x 18`3" 10`9" x 4`11" 9`2" x 14`9" 10`8" x 20`10"	Room Bedroom Kitchen Bedroom - Primary Bedroom Kitchen Furnace/Utility Room Legal/Tax/Financial	<u>Level</u> Main Main Main Lower Lower Lower	Dimensions 10`6" x 8`0" 11`3" x 14`7" 10`11" x 12`9" 14`3" x 7`10" 10`5" x 15`11" 4`10" x 4`8"	

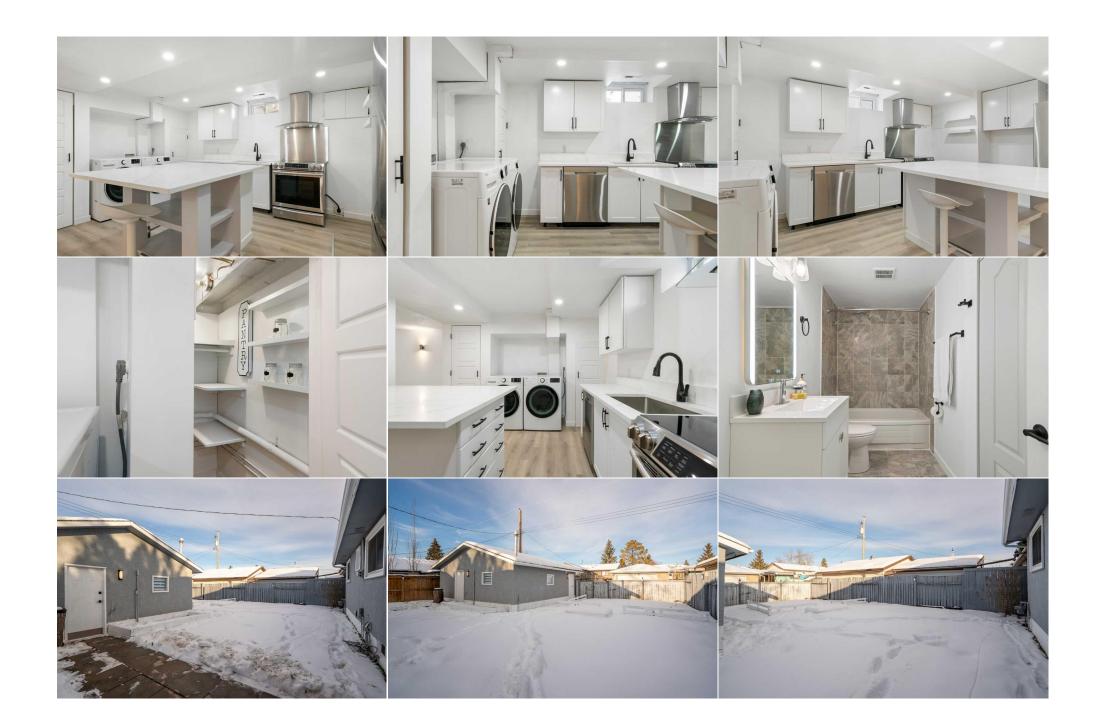
Title: <b>Fee Simple</b> Legal Desc:	Zoning: R-CG 731485 Remarks
Pub Rmks: Inclusions: Property Listed By:	Nestled on the most sought-after, tree-lined boulevard streets, this beautifully transformed bungalow is ready to impress. The main floor boasts a fully renovated kitchen featuring sleek new cabinetry, modern lighting, new stainless steel appliances, and luxurious quartz countertops. The bright and spacious living and dining areas are bathed in natural light, courtesy of large south-facing windows, offering the perfect setting for both relaxation and entertaining. The main level also includes three bedrooms, a thoughtfully updated bathroom, and a convenient washer and dryer. The fully renovated basement is a standout feature, complete with a full kitchen, brand-new appliances, a modern bathroom, and its own laundry. The basement also offers a large bedroom and a versatile den, which can easily be converted into a second bedroom. While egress windows could be added at an affordable cost in the future, the space is already painted and illuminated with stylish new lighting. Outside, the expansive backyard is fully fenced, providing privacy and ample room for your family and pets to enjoy. The property also includes an oversized ,heated garage! Located just steps away from Big Marlborough Park, an ice-skating rink, tennis courts, baseball diamonds, playground and walking distance to local schools; this quiet, well-established neighbourhood is a hidden gem. With a convenient 13-minute commute to downtown, Marlborough Park offers the perfect balance of tranquility and accessibility. Schedule your showing today! N/A Real Estate Professionals Inc.

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















639 Maidstone Dr NE, Calgary, AB Main Floer Exterior Area 900.33 sq ft



