



THE
A-TEAM

**RE/MAX
FIRST**

12 MARBROOKE Circle, Calgary T2A 2W4

MLS®#: **A2183867** Area: **Marlborough** Listing Date: **12/17/24** List Price: **\$749,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1968**
Lot Information
 Lot Sz Ar: **5,500 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,151**
 Low Sqft:
 Ttl Sqft: **1,151**

DOM

4
Layout
 Beds: **5 (3 2)**
 Baths: **2.0 (2 0)**
 Style: **Bi-Level**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Lane,Corner Lot,Front Yard,Garden**
 Park Feat: **Double Garage Detached**

Utilities and Features

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

Construction: **Concrete**
 Flooring: **Vinyl**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **ENERGY STAR Qualified Appliances,ENERGY STAR Qualified Dishwasher,ENERGY STAR Qualified Dryer,ENERGY STAR Qualified Freezer,ENERGY STAR Qualified Refrigerator,ENERGY STAR Qualified Washer,Garage Control(s)**
 Int Feat: **Recessed Lighting,Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Ensuite bath	Main	5`0" x 7`7"	4pc Bathroom	Main	7`5" x 7`11"
Bedroom	Main	10`5" x 11`8"	Dining Room	Main	12`6" x 15`0"
Bedroom	Main	10`1" x 10`8"	Bedroom	Lower	14`0" x 12`3"
Bedroom	Lower	11`3" x 12`3"	Bedroom - Primary	Main	15`5" x 15`9"

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **5074JK**

Zoning: **R-CG**

Remarks

Pub Rmks: **Welcome to this incredible 5-bedroom, 3-bathroom home located in the heart of Marlborough, a vibrant and convenient community in Calgary. Perfect for growing families or savvy investors, this property offers an unbeatable combination of space, style, and location! Step inside to discover a bright, open-concept main floor featuring an abundance of natural light, creating an inviting and warm atmosphere. The well-appointed kitchen is designed for both function and style, boasting plenty of counter space, modern appliances, and storage to accommodate all your culinary adventures. The 5 spacious bedrooms ensure everyone has their own retreat, while the 3 full bathrooms is rare to have in these areas. A secondary suite would be subject to approval and permitting by the city/municipality. The property has a illegal basement suite with 2 bedrooms and 1 bathroom. Outside, you'll love the backyard space - perfect for summer barbecues or a tranquil evening escape. The property is surrounded by a plethora of nearby amenities, including shopping centers, schools, parks, and easy access to public transportation, making daily life effortless and enjoyable. Whether you're looking for a comfortable family home or an excellent investment opportunity, this Marlborough gem has it all. Don't miss out - book your private showing today and make this house your home!**

Inclusions: **All appliances on both levels and garage controls.**
 Property Listed By: **eXp Realty**

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

