

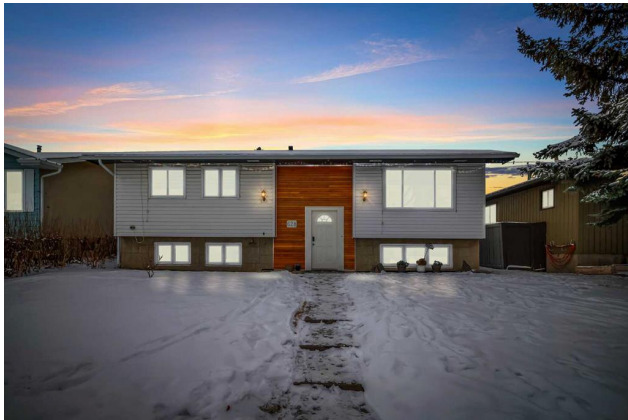


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**628 MAIDSTONE Drive, Calgary T2A4B7**

MLS®#: **A2187381**      Area: **Marlborough Park**      Listing Date: **01/13/25**      List Price: **\$695,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**      Finished Floor Area  
 Year Built: **1973**      Abv Sqft: **1,172**  
 Lot Information      Low Sqft:  
 Lot Sz Ar: **4,994 sqft**      Ttl Sqft: **1,172**  
 Lot Shape:

DOM

**19**  
Layout  
 Beds: **5 (3 2 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:  
 Lot Feat: **Rectangular Lot**  
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Vinyl Siding**  
 Heating: **Forced Air**      Flooring: **Carpet, Tile, Vinyl**  
 Sewer:      Water Source:  
 Ext Feat: **Other**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Stove, Refrigerator, Washer/Dryer**  
 Int Feat: **Breakfast Bar, No Smoking Home, Quartz Counters**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Ensuite bath	Main	12`7" x 16`5"	3pc Bathroom	Main	23`6" x 16`5"
Bedroom	Main	39`4" x 29`0"	Bedroom	Main	39`4" x 26`6"
Dining Room	Main	38`3" x 30`7"	Kitchen	Main	38`3" x 43`6"
Living Room	Main	51`1" x 43`9"	Bedroom - Primary	Main	37`6" x 39`4"
4pc Bathroom	Basement	29`9" x 16`5"	4pc Ensuite bath	Basement	16`5" x 24`1"
Bedroom	Basement	38`7" x 36`1"	Bedroom	Basement	64`6" x 36`4"
Kitchen	Basement	31`5" x 33`8"	Laundry	Basement	30`1" x 38`7"

**Game Room**

**Basement**

**50`7" x 53`4"**

Legal/Tax/Financial

Title:

**Fee Simple**

Legal Desc:

**1071LK**

Zoning:

**R-CG**

Remarks

Pub Rmks:

**Welcome to this beautifully renovated and bright bi-level home in Marlborough Park. Offering five bedrooms and four bathrooms, this property has undergone upgrades throughout. The main floor features an open-concept layout, including a spacious living room, dining area, and a stunning kitchen with new quartz countertops, top-of-the-line cabinetry offering ample storage, an island, and stainless steel appliances. The kitchen also provides access to a large deck, perfect for entertaining family and friends during the warmer months. The property boasts a generous, fenced backyard that backs onto a green space, offering added privacy and tranquility. Conveniently located close to amenities, schools, and transit options. The upper level is home to three bedrooms, including a master bedroom with a half-bath ensuite. The other two bedrooms feature closets and share a four-piece bathroom. The basement, an illegal suite, includes two additional bedrooms, two bathrooms (one with an attached ensuite), a separate laundry area, a well-appointed kitchen, and a large family room ideal for relaxation or play. Don't miss the opportunity to view this exceptional home—book your showing today before it's gone!**

Inclusions:

Property Listed By:

**N/A**

**eXp Realty**

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









