



447 MANORA Way, Calgary T2A 4R3

MLS®#: **A2188139** Area: **Marlborough Park** Listing Date: **01/17/25** List Price: **\$549,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1974**
Lot Information
 Lot Sz Ar: **4,994 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,296**
 Low Sqft:
 Ttl Sqft: **1,296**

DOM

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

Parking

Ttl Park: **3**
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Rectangular Lot**
 Park Feat: **Additional Parking,Alley Access,Double Garage Detached,Heated Garage,Insulated,RV Access/Parking**

Utilities and Features

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

Construction: **Vinyl Siding**
 Flooring: **Carpet,Hardwood,Laminate**
 Water Source: **Public**
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Freezer,Microwave,Stove(s),Washer/Dryer**
 Int Feat: **Ceiling Fan(s),See Remarks,Storage**
 Utilities: **Cable Connected**

Room Information

Room	Level	Dimensions
3pc Ensuite bath	Main	4`11" x 10`2"
Bedroom	Main	8`9" x 9`9"
Dining Room	Main	12`3" x 13`10"
Living Room	Main	11`5" x 18`10"
3pc Bathroom	Basement	4`1" x 8`9"
Laundry	Basement	14`8" x 17`5"

Room	Level	Dimensions
4pc Bathroom	Main	4`11" x 9`0"
Bedroom	Main	10`1" x 8`10"
Kitchen	Main	8`6" x 13`0"
Bedroom - Primary	Main	15`5" x 31`3"
Exercise Room	Basement	12`11" x 9`5"
Game Room	Basement	20`0" x 16`9"

Storage	Basement	2`5" x 6`5"	Storage	Basement	8`7" x 9`1"
Storage	Basement	11`6" x 5`3"	Furnace/Utility Room	Basement	6`2" x 5`4"
			Legal/Tax/Financial		

Title: Zoning:
Fee Simple **R-CG**
Legal Desc: **7410024**

Remarks

Pub Rmks: **Welcome to this extremely well-maintained 3-bedroom, 3- bathroom bungalow located in the desirable neighbourhood of Marlborough Park. The main floor has been freshly painted along with new light fixtures. The large living room is perfect for families and overlooks a large outdoor deck and outdoor living area. The functional kitchen includes a roomy dining room, perfect to entertain families and friends. The spacious primary bedroom includes an indoor hot tub area, sitting room and 3-piece bathroom. There are two additional well-sized bedrooms and a 3- piece bathroom on the main floor. The home went through many upgrades in 2021 including - flooring upstairs and downstairs, shingles replaced on the house and double detached garage, furnace and hot water tank replaced, egress window installed in the basement and window replaced in the kitchen. Step downstairs to a fully developed basement perfect for relaxing or entertaining. The basement includes a 3-piece bathroom, spacious family room and a large laundry room with a cold storage room. Enjoy the west facing backyard on your expansive deck. The double detached garage is insulated, heated and comes complete with work benches. There is a RV parking stall adjacent to the garage with back-alley access. Location, location and this property delivers! Located in a quiet, family-orientated neighbourhood, this home offers close proximity to schools, shopping centers, restaurants, parks and public transportation. Whether you are a first-time homebuyer ready to create lasting memories or a savvy investor recognizing the incredible potential of this home, this a fantastic opportunity you do not want to miss. Fireplace is basement is not functionable.**

Inclusions: **2 fridges and 2 garage door openers**
Property Listed By: **eXp Realty**

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











