

**4971 Marcombe Road NE
Calgary, Alberta****MLS # A2231769****\$609,000**

Division:	Marlborough		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,367 sq.ft.	Age:	1973 (52 yrs old)
Beds:	5	Baths:	1 full / 2 half
Garage:	Double Garage Detached, Parking Pad, RV Access/Parking		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Cul-De-Sac, Few Trees, Front Yard, Land		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Breakfast Bar, Ceiling Fan(s), Closet Organizers, See Remarks, Storage		

Inclusions: See Private Remarks

Welcome home to this rare opportunity to own one of the best bungalows on one of the biggest corner lots in one of the most sought-after communities in NE Calgary! First time on the market, since the original owner, this home offers over 2200 sq ft of developed living space, with 5 bedrooms, and 3 bathrooms and so much more! This property exudes pride of ownership and the curb appeal will wow you when you arrive on this quiet cul-de-sac and see the ample parking available and the well manicured property. The main floor offers a large foyer, with a bright living area, dining room and well equipped kitchen flooding with sunlight and at perfect breakfast bar/ island space. The family room area boasts the wood burning fireplace and opens onto the fully enclosed, rare sun room which allows for extra living space and is a perfect winter or summer entertaining in your private, fenced backyard. The main floor has 3 bedrooms with recent renovations, including baseboards, casings, lighting, newly renovated full bathroom, and a half bath, which completes this level. The lower level has an original rec room living area, a built in wet bar with seating, a second fireplace and is a perfect setting for those cozy nights at home. 2 more bedrooms, a half bath, work shop/storage area, and laundry room finish off this large lower level. This corner lot also boasts an oversized double car garage, RV parking pad with secured gate access, firepit area, immaculate landscaping and potential for all the outdoor additions and activities. Newer updates since 2021 to include: Furnace, Hot H2O tank, shingles, full bathroom renovations, interior renovations and so much more. Endless possibilities on this +7900sq ft lot and to make this dream bungalow your next home! Close proximity to schools, transit, amenities, shopping, parks and easy access to Stoney Trail and Deerfoot Trail... this is NE

inner city living at its finest. Welcome to your new home sweet home on Marcombe Road!