

**6023 Maddock Drive NE
Calgary, Alberta**

MLS # A2243998



\$579,000

Division:	Marlborough Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,120 sq.ft.	Age:	1974 (51 yrs old)
Beds:	4	Baths:	1 full / 2 half
Garage:	Single Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot, Street Light		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Pantry, Separate Entrance		

Inclusions: N/A

****OPEN HOUSE AUG 17,2025 12-3 PM **** Welcome to this beautiful, very well maintained home in Marlborough Park. One of Calgary's well established communities that families have been enjoying for many years. It offers excellent friendly spaces and amenities. This charming and clean home offers 3 bedrooms, 1 full and 2 - 2 piece bathrooms and a single attached garage, in a very quiet location. A Large lot with almost 55 ft wide frontage and 105 ft length offering a wide driveway and side and back space. Enough space to park 3 cars + on the driveway + the single attached garage. As you enter, the foyer welcomes you into the main floor with beautiful shiny hardwood flooring. A large living room with a cozy wood burning fireplace with a gas lighter, A formal, spacious dining room that can accommodate a big family size dinner. Very functional kitchen with a a breakfast nook, lots of cabinets. The large primary bedroom has a 2 piece ensuite. Two more bedrooms and a 4 piece bathroom on this floor. The lower level is fully finished and can be accessed separately from the back door. Here you will find a lot of space. There is - very large Rec room, a bedroom, 1/2 Bath, Laundry and lots of storage space. You will really appreciate the very clean and big Fenced backyard. The front yard has a lot of charming curb appeal and a stunning Apple tree. Close to Parks, Schools, Major Shopping and Bus routes many amenities and Major routes. This home has a lot to offer. You will enjoy your new Home.