

**1071 Marcombe Drive NE
Calgary, Alberta**

MLS # A2244589



\$640,000

Division:	Marlborough		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,120 sq.ft.	Age:	1973 (52 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached, On Street		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, See Remarks, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Suite	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance, Storage		

Inclusions: N/A

Well-maintained, move-in ready bungalow with a fully developed basement and separate entrance! Located on a quiet street in Marlborough, this 3 + 2 bedroom home has seen thoughtful upgrades throughout. The main floor features an updated kitchen with quartz countertops, stylish backsplash, and a new stove. Large, sun-filled living and dining areas make it ideal for gatherings. There are two bathrooms on the main floor, including a convenient 2-piece ensuite in the primary bedroom, offering added comfort and privacy. Nearly all windows were replaced in 2023 with triple-pane units—offering excellent efficiency and comfort—and come with a transferable 25-year warranty. The basement is accessed through its own private entrance and includes a newly renovated kitchen with custom cabinetry, corian countertops, soft close drawers, and a second new stove. There are also two additional bedrooms, a large living space, a full bathroom, with a newly installed vanity, and a shared laundry room conveniently located in a neutral area so there's no need to disturb either level. Please note: basement bedrooms may not meet current egress window requirements. Additional features include a newer hot water tank (2023), an oversized double garage, a landscaped yard, and great curb appeal. Convenient location close to schools, shopping, transit, and more. This is a solid, upgraded home in a well-established neighbourhood, don't miss your chance to view it!