

**46 Marbrooke Circle NE
Calgary, Alberta**

MLS # A2245286



\$519,900

Division:	Marlborough		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,062 sq.ft.	Age:	1968 (57 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Natural Woodwork, Open Floorplan		

Inclusions: n/a

Open house Aug 4th 12:00pm- 4:00 pm Welcome to this beautiful bi-level home offering exceptional curb appeal and a prime location on a quiet, family-friendly street. Step inside to discover a bright and inviting main level with big windows, gleaming hardwood, and tile flooring throughout. The kitchen provides a modern and functional space for everyday living. The lower level presents a fantastic opportunity to add your personal touch. It features two additional bedrooms, a full bathroom, and a spacious rumpus room—ideal for a recreation area, home gym, or media space. Outdoors, the property truly shines. The professionally landscaped yard boasts raised flower beds and a generous deck perfect for summer entertaining. making this yard as family-friendly as it is beautiful. Car enthusiasts and hobbyists will fall in love with the oversized double garage. Fully heated and drywalled, it comes equipped with 220-volt power and multimedia cabling, offering ample room for a workshop, storage, and even space for an RV. Combining thoughtful updates, outdoor living, and unbeatable functionality, this home is move-in ready and full of potential for future customization. Don't miss your chance to own this standout property—schedule your viewing today!