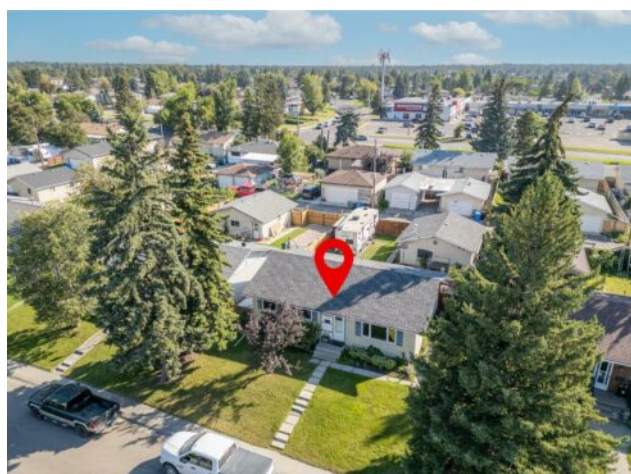


102 Marbrooke Circle NE
Calgary, Alberta

MLS # A2251892



\$559,900

Division:	Marlborough		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,120 sq.ft.	Age:	1968 (57 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Double Garage Detached, Garage Faces Rear, Heated Garage, Insulated, RV		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Front Yard, Low Maintenance Landscape, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, No Smoking Home		

Inclusions: Garage Heater

Welcome to this lovely air-conditioned 4-bedroom bungalow in Marlborough, which features a detached heated oversize garage (22x24ft) and RV parking! Step inside through the tiled entrance into a bright living room with laminate flooring and a newer window giving lots of natural light and views over the front yard. The large dining room features knockdown ceilings and is perfect for family meal times! The kitchen, boasts a tiled floor, upgraded stove, white cabinetry and appliances, plus a large window overlooking the expansive backyard. The three main-level bedrooms all feature laminate flooring, including a good-sized primary bedroom with a 2-piece ensuite. The renovated family bathroom highlights beautiful tile work and a relaxing jetted tub. The fully developed basement offers a sizable bedroom #4 with a large window, a great family/games room complete with an electric fireplace and dry bar. Completing this level is a spacious laundry room with front-loading washer and dryer and a basement bathroom that features a bathtub. This bathroom was in the process of being renovated so the rough ins are there and it is awaiting your remodel ideas. Additional updates include a new hot water tank and a 3-year-old furnace. This great property has a large yard with a spacious concrete patio—perfect for outdoor entertaining. There is convenient RV parking accessed from the rear lane and a heated, oversize detached double garage. This home has been beautifully cared for an is awaiting its new owners. Situated near schools, parks and shopping centres, this home perfectly blends comfort and functionality, ready for you to move in and enjoy. View 3D/Multi Media/Virtual Tour!