

**709 Marine Drive SE  
Calgary, Alberta**

**MLS # A2252552**



**\$699,000**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	Bungalow-Villa		
<b>Size:</b>	897 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Level, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board	<b>Zoning:</b>	R-2M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, See Remarks, Storage		

**Inclusions:** N/A

Exceptional bungalow villa with NO CONDO FEES in incredible condition that's barely been lived in. The open concept main floor has a large, bright living room, dining room that easily seats 8-10 for dinner, a chef's kitchen with stainless steel appliances, large island with seating for 3, pantry and plenty of cupboard space. The master with full ensuite and walk in closet is tucked to the rear of the main floor, and laundry and a powder room are conveniently located off the hall. The entire main level has engineered hardwood and tile, so it's easy to keep clean and is very durable. The lower level is fully finished with 2 additional large bedrooms, each with walk in closets, a third bathroom, and large family room. There is also extensive storage under the stairs. Upgrades include central A/C, water softener, high end flooring and carpet, cabinets, stainless appliances, lighting and plumbing fixtures, and BBQ gas line. There is a detached double garage, private yard and incredible raspberry patch in the rear yard. This home is absolutely move-in ready!