Al Beatty
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1531 Maitland Drive NE
Calgary, Alberta

MLS # A2224240

$649,000

Division:	Marlborough Park
Type:	Residential/House
Style:	Bungalow

Size:	1,055 sq.ft.	**Age:**	1978 (47 yrs old)
Beds:	5	**Baths:**	2 full / 1 half

Garage:	Double Garage Detached
Lot Size:	0.09 Acre
Lot Feat:	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape

Heating:	Forced Air	**Water:**	-
Floors:	Ceramic Tile, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt	**Condo Fee:**	-
Basement:	Separate/Exterior Entry, Finished, Full	**LLD:**	-
Exterior:	Cement Fiber Board, Stucco	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Open Floorplan, Quartz Counters, Separate Entrance		

Inclusions:	None

OPEN HOUSE THURSDAY JUNE 05 | 4 PM TO 8 PM Rare opportunity to own this extensively renovated house situated on a quiet street in Marlborough Park. It occupies a substantial lot, boasts a Hardie board stucco exterior, and features a manicured front yard. This 5-bedroom, 2.5-bath house is ideal for a growing family. The main floor showcases luxury vinyl flooring throughout, a U-shaped kitchen equipped with quartz countertops, ceiling-height cabinets, and stainless steel appliances accompanied by a chimney hood fan. The generously sized living and dedicated dining areas feature patio doors providing seamless backyard access, perfect for entertaining large gatherings. The expansive primary bedroom includes a 2-piece ensuite, while the two additional well-proportioned bedrooms share a 4-piece main bath. The illegal basement suite boasts a separate side entrance, kitchen, recreation room, two spacious bedrooms, and a 4-piece bathroom. The house features a maintenance-free backyard complete with a detached garage and paved back lane, ensuring easy access. Conveniently located in close proximity to amenities, it offers quick access to Stoney Trail, shopping, schools, and public transportation. Do not miss this exceptional opportunity; contact your preferred realtor to schedule a viewing and experience this remarkable listing firsthand.