

60 Marbrooke Circle NE

Calgary, Alberta

MLS # A2224390



\$575,000

|             |   |        |                   |
|-------------|---|--------|-------------------|
| Division:   | Marlborough   |        |                   |
| Type:       | Residential/House   |        |                   |
| Style:      | Bungalow  |        |                   |
| Size:       | 959 sq.ft.  | Age:   | 1968 (57 yrs old) |
| Beds:       | 3   | Baths: | 2                 |
| Garage:     | Alley Access, Double Garage Detached, Garage Door Opener, Heated Garage |        |                   |
| Lot Size:   | 0.13 Acre   |        |                   |
| Lot Feat:   | Back Yard, Garden, Landscaped, Lawn, Private, Street Lighting           |        |                   |
| Heating:    | Forced Air, Natural Gas   |        | Water: -          |
| Floors:     | Carpet, Laminate  |        | Sewer: -          |
| Roof:       | Asphalt Shingle   |        | Condo Fee: -      |
| Basement:   | Partially Finished, See Remarks   |        | LLD: -            |
| Exterior:   | Concrete, Other   |        | Zoning: R-CG      |
| Foundation: | Poured Concrete   |        | Utilities: -      |
| Features:   | Bar, No Smoking Home, Storage, Vinyl Windows                            |        |                   |
| Inclusions: | Piano in family room, Shed in yard                                      |        |                   |

Step into comfort and character with this well-loved three bedroom bungalow, nestled on a quiet street. Perfect for first time buyers or down sizers, this home features a spacious living area with classic charm, a spacious kitchen, and a partially developed basement offering a cozy family room. This home features a massive, beautifully landscaped yard that's perfect for children, pets, entertaining, gardening, or just relaxing in your private outdoor retreat. Close to schools, parks, and amenities. A true gem with room to make your mark!