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147 Manora Hill NE
Calgary, Alberta

MLS # A2343256

$539,900

Division:	Marlborough Park		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,090 sq.ft.	**Age:**	1974 (52 yrs old)
Beds:	4	**Baths:**	2 full / 1 half
Garage:	Double Garage Detached, Garage Faces Rear		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Backs on to Park/Green Space, Front Yard, Fruit Trees/Shrub(s),		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Tile, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Partial	**LLD:**	-
Exterior:	Stucco, Wood Frame	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	No Smoking Home		

Inclusions: TV brackets

Welcome Home! Beautifully presented and move-in ready, this spacious 4-bedroom home is ideally situated on a large lot backing directly onto a park. Offering a functional layout, numerous updates over the years, a 24’ x 24’ double detached garage, RV parking and a backyard that opens directly to the park, this is a wonderful opportunity for families looking for space, comfort and convenience. From the moment you step inside, you’ll appreciate the gorgeous new LVP flooring that flows through most of the home. The spacious living room features a large window overlooking the front yard, while the dining room offers patio doors leading to the enclosed sunroom — a great space to enjoy your morning coffee, relax or extend your living space. The generous kitchen includes a comfortable eating area, stainless steel refrigerator and stove, and an abundance of counter space for meal preparation. A convenient mudroom provides direct access to the large backyard, making everyday family living a breeze. Upstairs, you’ll find three good-sized bedrooms, all featuring the attractive new LVP flooring. The primary bedroom offers two closets and a beautifully renovated 2-piece ensuite with tiled flooring. A 4-piece family bathroom with newer vanity completes the upper level. The lower level offers even more space for the family, with a bright and spacious family room perfect for movie nights and relaxing together. A large fourth bedroom with a good-sized window and a 4-piece bathroom with newer vanity and flooring provide excellent flexibility for guests, teens or a home office. The partially finished basement also includes a large games room, den/office and plenty of storage space. Additional updates paint and flooring, along with a new washer and dryer. Outside, the large backyard is designed for enjoying the outdoors, featuring a

spacious deck, raised garden bed, shed, RV parking and an impressive 24’ x 24’ double detached garage. Best of all, simply step through the back gate and you’re right at the park — an incredible bonus for families, kids and anyone who enjoys having green space just steps from home. Move-in ready, spacious, well maintained and backing onto a park — this one checks all the boxes! View 3D/Multi Media/Virtual Tour!

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