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100 Marbrooke Circle NE
Calgary, Alberta

MLS # A2343957

$528,000

Division:	Marlborough		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,057 sq.ft.	**Age:**	1968 (58 yrs old)
Beds:	4	**Baths:**	2
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Street Lighting		

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

Inclusions: shed

Price Correction! Welcome home to this beautifully updated/renovated bungalow in the heart of Marlborough! Sitting on a huge lot with an oversized detached garage (25' x 23'), complete with a small electrical panel, gas line, and abundant cabinet storage this property offers space and function for the whole family. This 4-bedroom, 2-bathroom home has been freshly updated throughout in preparation for its new owner. The entire main floor has been professionally painted (walls and ceilings), with new flooring, light fixtures, closet doors, and new baseboards throughout. The main floor bathroom has been completely renovated, featuring a new tub, tile surround, flooring, vanity, lighting, and mirror. Cozy up by the fireplace, now fitted with a new electric range. Downstairs, the fully finished basement adds even more living space with a family room, a 4th bedroom, a den/workout room, ample storage, and a 3-piece bathroom. Outside, enjoy a large patio (12'5" x 18'7") and an upper deck (8' x 11") with a pad ready for a future hot tub. RV parking, a paved alley, and a huge lot round out the exterior features, plus major mechanicals are already taken care of, with new shingles (2024), a new furnace (2025), and a brand-new fence (2025, just one year old). Located in Marlborough, you're surrounded by amenities, schools, shopping, transit, and easy access to Memorial Drive and 52nd Street. This property would be ideal for the growing family, first time home buyer or investor looking for an opportunity. Either way it's a fantastic home in a good part of Marlborough!

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