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4420 Maryvale Road NE
Calgary, Alberta

MLS # A2352092

$669,900

Division:	Marlborough		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,328 sq.ft.	**Age:**	1971 (55 yrs old)
Beds:	4	**Baths:**	3 full / 1 half
Garage:	Double Garage Detached, Off Street, Parking Pad		
Lot Size:	0.15 Acre		
Lot Feat:	Front Yard, Garden, Landscaped, Rectangular Lot		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Tile, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	R-C1
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Closet Organizers, Jetted Tub, No Animal Home, Quartz Counters, Storage, Vinyl Windows		

Inclusions: None

Location Location Location!!! this thoughtfully renovated Bungalow, with over 2500 ft.² of total living space! It has the perfect blend of modern style, functional living, and an exceptional outdoor setting. Featuring 4 bedrooms, a den/flex room, 3.5 bathrooms, and a fully finished basement, this home delivers the space. Step inside to discover a bright, inviting open-concept main floor where the kitchen, dining, and living areas flow seamlessly together, creating an ideal environment for everyday living and entertaining. The stylish kitchen features a quartz countertop island, newer appliances, and plenty of space to gather with family and friends. New luxury vinyl plank flooring throughout the main level adds a fresh, contemporary feel & look, while the spacious primary bedroom offers a private retreat complete with a full ensuite. The fully finished and updated lower level extends your living space with new carpet, additional bedrooms, and plenty of flexibility for a family recreation room, home office, gym, or comfortable guest accommodations. Step outside and discover a backyard that truly sets this property apart. Situated on an oversized 6,300 sq. ft. lot backing directly onto a park, this outdoor space offers a wonderful sense of openness and a beautiful natural backdrop. Sliding doors provide easy access to the deck, creating a seamless connection between indoor and outdoor living. With new fencing and landscaping, the backyard is ready to enjoy, whether you’re hosting summer barbecues, entertaining friends, or simply unwinding at the end of the day. Additional features include an oversized double garage, a new hot water tank, and numerous updates that enhance the home’s comfort and appeal. Enjoy a highly convenient location offering easy access to downtown, shopping, restaurants, and public transportation. you'll appreciate the

accessibility and convenience this location brings to everyday living!

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