

\$639,900 - 611 Markerville Road Ne, Calgary

MLS® #A2145233

\$639,900

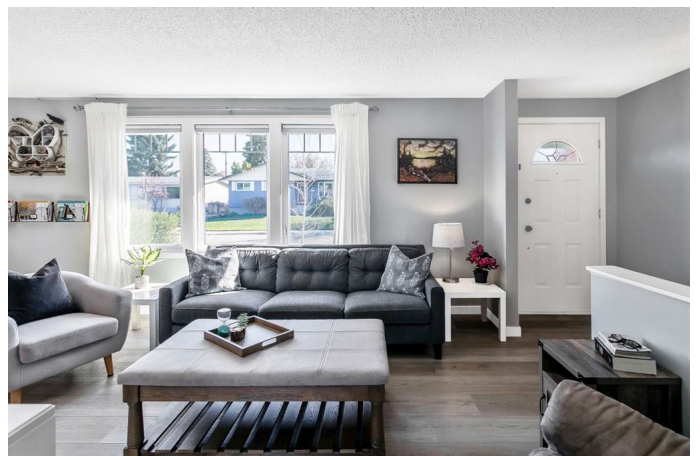
5 Bedroom, 2.00 Bathroom, 1,100 sqft
Residential on 0.12 Acres

Mayland Heights, Calgary, Alberta

Welcome to your ideal family home in Mayland Heights, where every detail of this 5 BEDROOM home showcases pride of ownership and thoughtful care. This meticulously maintained property offers not only aesthetic appeal but also comfort and practicality. With TRIPLE-PANE WINDOWS, NEW ENTRY DOORS, ADDED ATTIC INSULATION, SPRAY FOAM RIM JOISTS, AND SOUNDPROOFING INSULATION in the basement, you'll enjoy a quiet and cozy environment year-round.

Located in a family-oriented neighborhood with mature trees on a 50' lot, this home is conveniently close to shopping, schools, parks, pathways, and just 10 minutes from downtown. Upon entering, you'll be greeted by a bright entryway leading to a spacious family room with new luxury vinyl plank (LVP) flooring and an open flow to the dining room. The kitchen features new stainless steel appliances and a tasteful built-in breakfast bar, perfect for busy families.

The main floor boasts three bedrooms, including a master with large, bright windows and a beautiful five-piece bathroom with dual sinks. The thoughtfully developed lower level includes a family room, play area or office space, a full four-piece bath, and two additional large bedrooms. Even the mechanical room is well-appointed with an upgraded electrical panel, newer hot water



tank, drain stack, and central vacuum.

The southwest-facing backyard features a paved patio and stunning landscaping, making it perfect for entertaining while watching the kids play on the lawn or in the treehouse. The fully INSULATED and HEATED double garage offers extensive storage options and a workshop with 220V power, without sacrificing indoor parking space.

This move-in ready family home is waiting for you. Donâ€™t hesitateâ€”call your Realtor now to schedule a viewing!

Built in 1964

Essential Information

MLS® #	A2145233
Price	\$639,900
Sold Price	\$655,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,100
Acres	0.12
Year Built	1964
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	611 Markerville Road Ne
Subdivision	Mayland Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 5X1

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Breakfast Bar, Central Vacuum, No Animal Home, Separate Entrance, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Central, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Level
Roof	Asphalt Shingle
Construction	Mixed, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	June 27th, 2024
Date Sold	July 1st, 2024
Days on Market	4
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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