

\$579,000 - 352 Maddock Crescent Ne, Calgary

MLS® #A2177603

\$579,000

3 Bedroom, 3.00 Bathroom, 1,418 sqft
Residential on 0.13 Acres

Marlborough Park, Calgary, Alberta

Welcome to this spacious, maintained family home in the heart of Marlborough Park, offering over 2,600 sq. ft. of total living space and a host of special features. Upon arrival, you'll notice the rare front drive double insulated garage and the large courtyard entry, setting the stage for this traditional home. Inside, the main floor features a large living room and a formal dining room, perfect for hosting gatherings. The ample kitchen has been updated with new (2023) tile flooring and provides plenty of storage and counter space for family meals. Adjacent to the kitchen, the cozy family room offers newer laminate flooring and a charming brick fireplace, creating a warm and inviting space for relaxation.

Step outside to the south-facing backyard, where you'll find a large two-tiered deck complete with a gas line for a BBQ—ideal for summer entertaining. The backyard also includes a concrete patio, which could be used for additional parking, offering space for a trailer or boat, a feature not often found in the area. The master bedroom is spacious, featuring a large closet and a private 3-piece ensuite. Two more generously sized bedrooms share a well-appointed 4-piece hall bathroom, completing the main level.

The finished basement is a true highlight, offering a large rec room with cedar paneling and a wet bar, perfect for entertaining or



creating your own cozy retreat. A standout feature of the basement is the spacious sauna, complete with water plumbing, allowing you to enjoy a spa-like experience right at home. Additional spaces in the basement include a flex room, a den, a 4-piece bathroom, and the laundry area.

Upgrades to the home include a high-efficiency furnace and a newer hot water tank (2019), ensuring comfort and energy efficiency. This home truly offers a combination of classic charm, modern updates, and ample outdoor space, making it the perfect place for a growing family or savvy investor. Donâ€™t miss your opportunity to own this exceptional propertyâ€”schedule your private showing today!

Built in 1972

Essential Information

MLS® #	A2177603
Price	\$579,000
Sold Price	\$540,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,418
Acres	0.13
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	352 Maddock Crescent Ne
Subdivision	Marlborough Park
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2A 3W9

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Insulated

Interior

Interior Features	Central Vacuum, Laminate Counters, No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas Starter, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 7th, 2024
Date Sold	November 18th, 2024
Days on Market	11
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	Coldwell Banker Mountain Central
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