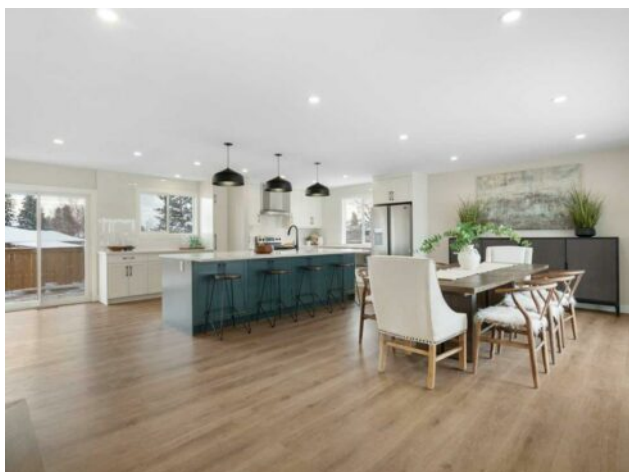


248 Madeira Place NE  
Calgary, Alberta

MLS # A2272717

\$738,888



|                  |                                                                               |               |                   |
|------------------|-------------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Marlborough Park                                                              |               |                   |
| <b>Type:</b>     | Residential/House                                                             |               |                   |
| <b>Style:</b>    | 2 Storey Split                                                                |               |                   |
| <b>Size:</b>     | 1,853 sq.ft.                                                                  | <b>Age:</b>   | 1978 (47 yrs old) |
| <b>Beds:</b>     | 5                                                                             | <b>Baths:</b> | 4                 |
| <b>Garage:</b>   | Additional Parking, Alley Access, Double Garage Attached, Front Drive, Garage |               |                   |
| <b>Lot Size:</b> | 0.13 Acre                                                                     |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard    |               |                   |

|                    |                                                                                                                                                                                                                                   |                   |      |
|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Central, ENERGY STAR Qualified Equipment, Make-up Air, Fireplace(s), Forced Air, Natural Gas                                                                                                                                      | <b>Water:</b>     |      |
| <b>Floors:</b>     | Subfloor, Vinyl, Vinyl Plank, Wood                                                                                                                                                                                                | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle, Shingle                                                                                                                                                                                                          | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                                                                                                                                                                                                                              | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Aluminum Siding , Brick, Composite Siding, Concrete, Wood Frame                                                                                                                                                                   | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                                                                                                   | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Bookcases, Built-in Features, Closet Organizers, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Smart Home, Storage, Vinyl Windows, WaterSense Fixture(s) |                   |      |

**Inclusions:** Fridge, Oven, range hood, Microwave, Dishwasher, Washer/Dryer, Bathroom fixtures, Shower Rods, ring front and rear cameras and ring rear light, smart locks, smart switches, smart thermostat

Welcome to this beautifully transformed 5-bed, 4-bath home offering over 2,650 sq ft of refined living space. Located on one of Marlborough Park's quietest cul-de-sacs, it backs onto an unobstructed park and sits minutes from schools, CTrain stations, shopping, dining, and major commuter routes. The main floor features over 800 sq ft of open-concept living with a bright living room, dining area, and a chef-inspired kitchen centered around a dramatic 10' x 5' island lined with storage. The adjacent family room blends modern comfort with a refreshed original brick feature wall. South and west-facing windows fill the space with natural light from morning to sunset. With 5 bedrooms and 4 full bathrooms, the layout is ideal for families of all sizes. The upper level offers three bedrooms, including a spacious primary bedroom with an ensuite and dual closets, along with two additional bedrooms and another full bathroom, all overlooking the park. A fourth bedroom on the main floor is paired with a 3-piece bath and laundry—perfect for guests or multi-generational living. Downstairs, a large fifth bedroom, another bathroom, and 700+ sq ft of bonus/family room space provide exceptional flexibility. A high-efficiency furnace, a large hot water tank, and smart-home upgrades including: Ring cameras, Wi-Fi switches, smart locks, and thermostats, offer comfort and convenience. Outside, enjoy a solid, well-structured and solid deck off the kitchen, a concrete patio, a private yard, and a strong, new fence with a decorative rock area ideal for a firepit. A rare offering renovated with purpose, quality, and craftsmanship. Come check out your new incredible home!