

6124 Maddock Drive NE  
Calgary, Alberta

MLS # A2283873

**\$579,000**



Division:	Marlborough Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,143 sq.ft.	Age:	1974 (52 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Triple Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Private, Rectangular Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home		
Inclusions:	N/A		

Welcome to 6124 Maddock Drive &mdash; featuring a TRIPLE GARAGE! This spacious 5-bedroom, 2.5-bathroom bungalow offers incredible flexibility, making it an excellent family home or investment rental property. Located on a quiet street, the home provides over 2,100 sq. ft. of developed living space. The main floor features a generous primary bedroom with a convenient 2-piece ensuite, along with two additional well-sized bedrooms. The bright kitchen is filled with west-facing natural light and connects seamlessly to the dining area and a large living room highlighted by an oversized window. A 4-piece main bathroom completes the main level. A separate entrance leads to the (illegal) basement suite, which includes a kitchen, dining area, family room, 4-piece bathroom, and two bedrooms. The basement is currently tenant-occupied, and the tenants would like to stay. Step outside to enjoy the huge west-facing, fully fenced backyard, complete with a storage shed. The home also features stamped concrete walkways from the front sidewalk to the back patio. The triple garage is insulated and drywalled, offering excellent options for parking, storage, or tenant use. Ideally located close to schools, parks, playgrounds, shopping, transit, and LRT. Vacant possession available for a quick close. Priced to sell!!