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248 Madeira Place NE
Calgary, Alberta

MLS # A2282215



\$719,900

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|------------------|---|---------------|-------------------|
| Division: | Marlborough Park | | |
| Type: | Residential/House | | |
| Style: | 2 Storey Split | | |
| Size: | 1,853 sq.ft. | Age: | 1978 (48 yrs old) |
| Beds: | 5 | Baths: | 4 |
| Garage: | Additional Parking, Alley Access, Double Garage Attached, Front Drive, Garage | | |
| Lot Size: | 0.13 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Ya | | |

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|--------------------|---|-------------------|------|
| Heating: | Central, ENERGY STAR Qualified Equipment, Make-up Air, Fireplace(s), Forced Air, Natural Gas | Water: | |
| Floors: | Subfloor, Vinyl, Vinyl Plank, Wood | Sewer: | - |
| Roof: | Asphalt Shingle, Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Aluminum Siding , Brick, Composite Siding, Concrete, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | 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: | N/A | | |

Welcome to this beautifully transformed 5-bedroom, 4-bathroom home offering over 2,650 sq ft of thoughtfully designed living space. Tucked away on one of Marlborough Park’s quietest cul-de-sacs, the property backs onto an open green space and is ideally located just minutes from schools, CTrain stations, shopping, dining, and major commuter routes. The main floor spans over 800 sq ft and showcases a bright, open-concept layout featuring a spacious living room, dining area, and a chef-inspired kitchen anchored by an impressive 10' x 5' island with extensive storage. The adjacent family room blends modern comfort with character, highlighted by a refreshed original brick feature wall. South- and west-facing windows flood the home with natural light from morning through evening. With five bedrooms and four full bathrooms, the layout is exceptionally well suited for families of all sizes. The upper level offers three bedrooms, including a generous primary retreat complete with an ensuite and dual closets, along with two additional bedrooms and a full bathroom—all enjoying peaceful park views. A fourth bedroom on the main floor, paired with a 3-piece bath and laundry, is ideal for guests or multi-generational living. The fully developed lower level features a large fifth bedroom, an additional full bathroom, and over 700 sq ft of versatile recreation or family space. Notable upgrades include a high-efficiency furnace, a large hot water tank, and smart-home features such as Ring cameras, Wi-Fi light switches, smart locks, and thermostats—delivering comfort, efficiency, and peace of mind. Outdoor living is equally impressive, with a solid, well-built deck off the kitchen, a concrete patio, a private yard, and a newly installed fence accented by a decorative rock area—perfectly suited for a firepit or outdoor gathering space. A rare

opportunity to own a home renovated with purpose, quality, and craftsmanship—this is Marlborough Park living at its finest with a recent reduction in price!