



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

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709 Marine Drive SE
Calgary, Alberta

MLS # A2252552



\$699,000

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, See Remarks, Storage		
Inclusions:	N/A		

Exceptional bungalow villa with NO CONDO FEES in incredible condition that's barely been lived in. The open concept main floor has a large, bright living room, dining room that easily seats 8-10 for dinner, a chef's kitchen with stainless steel appliances, large island with seating for 3, pantry and plenty of cupboard space. The master with full ensuite and walk in closet is tucked to the rear of the main floor, and laundry and a powder room are conveniently located off the hall. The entire main level has engineered hardwood and tile, so it's easy to keep clean and is very durable. The lower level is fully finished with 2 additional large bedrooms, each with walk in closets, a third bathroom, and large family room. There is also extensive storage under the stairs. Upgrades include central A/C, water softener, high end flooring and carpet, cabinets, stainless appliances, lighting and plumbing fixtures, and BBQ gas line. There is a detached double garage, private yard and incredible raspberry patch in the rear yard. This home is absolutely move-in ready!