

5513A Maddock Drive NE



Welcome to this well maintained and beautifully upgraded ½ Duplex which starts to impress you as you walk up the immaculate front walk and are greeted by the new screen door and new front door.



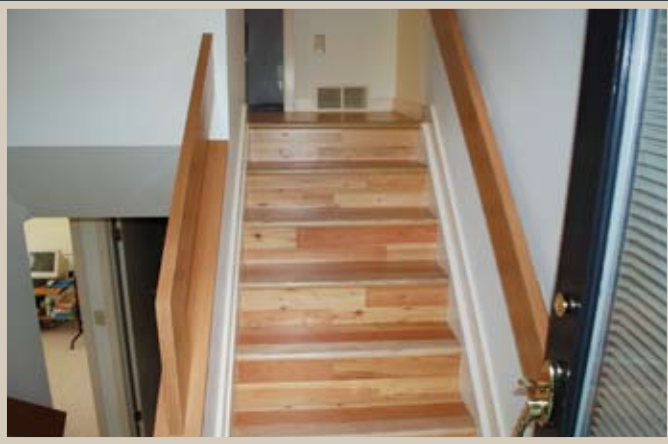
*Ellyn Mendham &
Tom Westcott*
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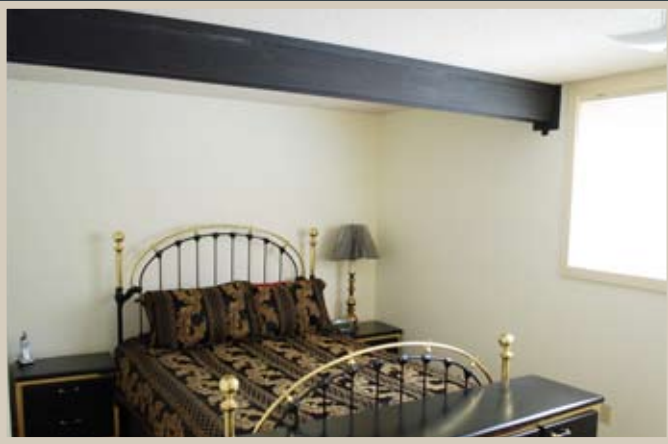
As you step inside on the new tile entry-way and see the new handrails, new paint job, and of course the new hardwood flooring you know that this isn't going to be just another ho hum home, this is the one!!



The living room charms you with the new hardwood flooring and new paint meanwhile whetting your appetite as you go toward the redone kitchen with custom cabinets and the all appliances included (Fridge, Stove and built-in dishwasher). Notice the new poured concrete deck as well as the concrete stairs leading down to the back yard and large storage shed. As you go back to the downstairs notice the completely redone 4 piece bath including fully tiled enclosure.



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This home has been lovingly cared for and would like deserving new owners to enjoy its many upgraded features as well as the convenience to shopping, restaurants and transportation routes.

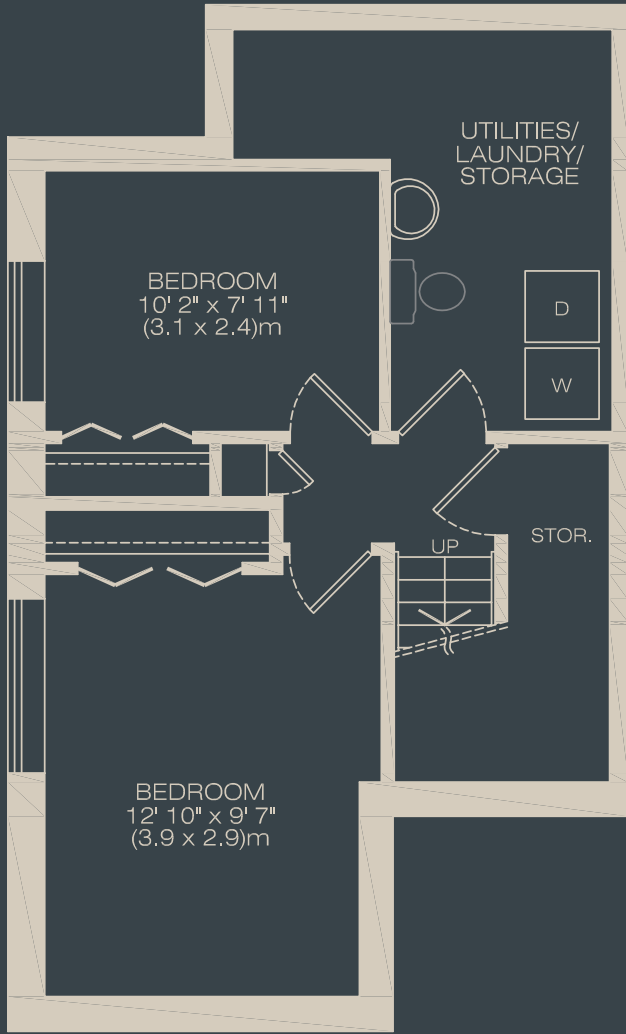


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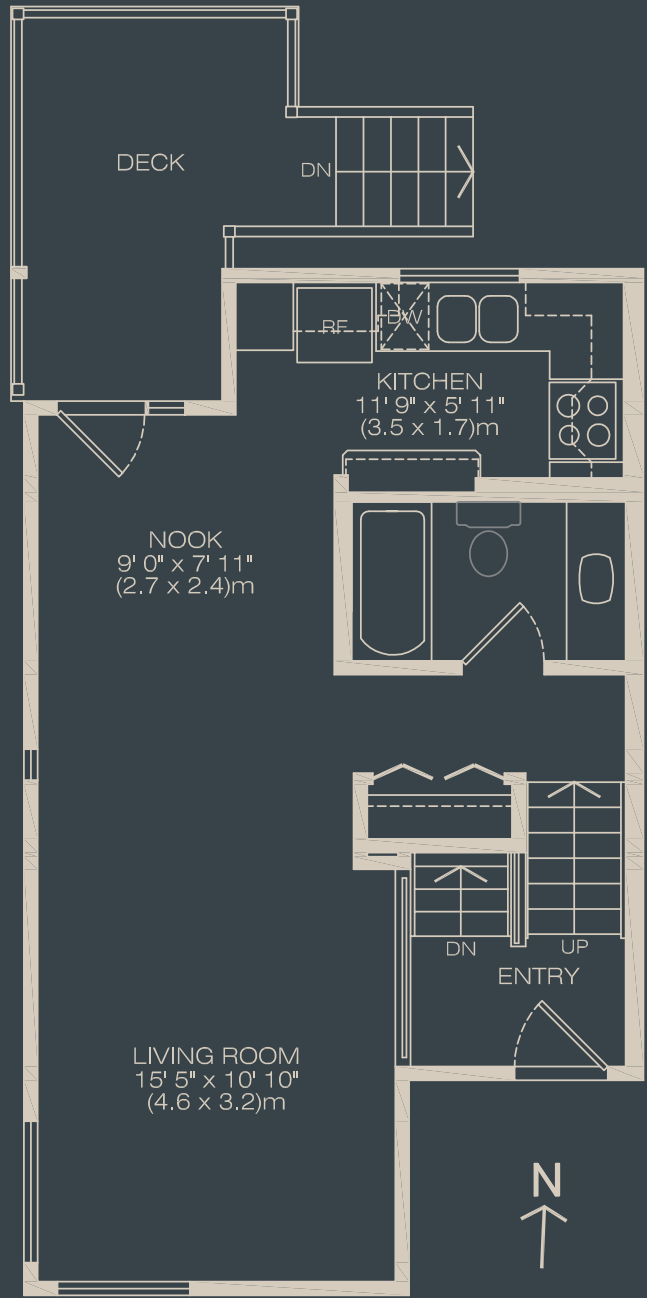
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PREPARED FOR
 ELLYN MENDHAM &
 TOM WESTCOTT
 (RE/MAX PROFESSIONALS)



LOWER FLOOR
 (Developed)
 264 SqFt
 24.5 m²



MAIN FLOOR
 517 SqFt
 48 m²

5513A Maddock Drive
 N.E. Calgary

MR. MEASURE FLOOR PLAN LTD.
 403-803-2231

JCM8796
 08/17/09

DIMENSIONS ARE ASSUMED TO BE ACCURATE TO THE
 NEAREST TENTH OF A FOOT.

ALTHOUGH BELIEVED TO BE ACCURATE, MR. MEASURE
 IS NOT WARRANTED TO BE SO, AND SHOULD NOT BE
 USED FOR LEGAL PURPOSES. -PLANS NOT TO SCALE-

<i>Address</i>	<i>5513A Maddock Drive NE,</i>			<i>Price</i>	\$224,900
<i>District</i>	<i>Marlborough Park - B662</i>			<i>Mortgage</i>	<i>T.A.C.T.</i>
<i>Salesperson</i>	<i>Ellyn Mendham & Tom Westcott</i>				
<i>Phone</i>	<i>403 259 4141</i>				
Lot	25' x 110'	Ext Fin	Wood	<i>RPR / Year</i>	<i>Ordered</i>
Landscap	Yes	Heating	1F-A	<i>Compliance / Yr</i>	<i>Call Lister</i>
Fenced	Partial	Flooring	Hardwood/Tile	<i>Zoning</i>	<i>RC-2</i>
Style	Bilevel Attached	Home Size	517sf + 264sf	<i>Taxes 2008</i>	<i>\$1,096</i>
Age	1973			<i>L. I. Levy</i>	<i>None Noted</i>
Living Rm	15'5" x 10'10"	Master	12'10" x 9'7"		
Kitchen	11'9" x 5'11"	2nd Bdrm	10'2" x 7'11"	<i>Rooms</i>	<i>5 / 2</i>
Nook	9'0" x 7'11"	Laundry	Down	<i>Possession</i>	<i>15 Days - Neg.</i>

Bathrooms 1.5
Bedrooms Two
Basement Full, developed - Two Bedrooms, Utilities Laundry / Storage
Parking Off Street
Included Electric Stove, Fridge, Built-in Dishwasher, All Window Coverings, Storage Shed

Remarks ***A beautifully maintained and stunningly upgraded 1/2 duplex which will impress you from the moment you start up the new sidewalk and will continue throughout the house with new tile floors, new hardwood floors, new carpeting, a new foof, a new furnace, a new bathroom, a new kitchen with custom built cabinetry, new doors inside and out, new hand rails, a new back deck and new steps, and unbelievable as it may sound this home has 1.5 baths.***

Owner **J. Hoyne** Appointments **Lister** Leni **CBS**

Listed by: **RE/MAX Realty Professionals**

Deposits to Listing Company - Listing company to do Conveyancing

The information given here, although believed to be accurate, is not warranted to be so; although this information is believed to be reliable at time of printing, changes can be made without prior notice. Please check with the Listing Realtor. Information concerning these premises is provided as a guideline only. Independent advice concerning details of importance to the Purchasers should be sought.



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