## 714 Martindale Boulevard NE
## Calgary, Alberta

### MLS # A2254891



# $675,000

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| **Division:** | Martindale |
| **Type:** | Residential/House |
| **Style:** | 2 Storey |
| **Size:** | 1,752 sq.ft. |
| **Age:** | 1999 (26 yrs old) |
| **Beds:** | 5 |
| **Baths:** | 3 full / 1 half |
| **Garage:** | Additional Parking, Double Garage Attached, Parking Pad |
| **Lot Size:** | 0.09 Acre |
| **Lot Feat:** | Back Lane, Back Yard, Landscaped |

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| **Heating:** | Forced Air, Natural Gas | **Water:** | - |
| **Floors:** | Carpet, Ceramic Tile, Laminate | **Sewer:** | - |
| **Roof:** | Asphalt Shingle | **Condo Fee:** | - |
| **Basement:** | Separate/Exterior Entry, Finished, Full, Suite | **LLD:** | - |
| **Exterior:** | Vinyl Siding, Wood Frame | **Zoning:** | R-CG |
| **Foundation:** | Poured Concrete | **Utilities:** | - |
| **Features:** | Separate Entrance | | |

**Inclusions:**  N/A

Welcome to this beautifully and spacious 2-storey front garage home, ideally situated on a wide lot facing a peaceful park in the heart of Martindale. This move-in-ready property offers 5 bedrooms and 3.5 bathrooms, making it a perfect choice for first time homebuyer or growing families. Step inside to discover a warm and inviting main floor featuring a generous living room with a cozy gas fireplace, a bright dining area, and a kitchen with stylish countertops and ample cabinet space. A convenient 2-piece powder room and plenty of closet storage complete the main level. Upstairs, you'll find 4 generously sized bedrooms, including a large primary suite with its own 4-piece ensuite. A second full bathroom and dedicated laundry room add to the practicality of the upper level. The fully finished basement includes a separate side entrance leading to an 1 bedroom suite, complete with its own living area, full bathroom, and extra storage perfect for extended family, guests, or potential rental income. With arge windows that fill the home with natural light, this property effortlessly blends function and style. Located just steps from parks, schools, shopping, and transit, this is a fantastic opportunity in a family-friendly neighborhood. Don't miss your chance to own this versatile and well-appointed home &mdash; book your private showing today!