



GRASSROOTS
REALTY GROUP

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348 Martindale Drive NE
Calgary, Alberta

MLS # A2226708



\$569,900

Division:	Martindale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,391 sq.ft.	Age:	2008 (17 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Interior Lot, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: N/A

Charming 2-Storey Home in the Heart of Martindale | 4 Beds | 3.5 Baths | Over 1,890 Sq.Ft. Welcome to this beautifully maintained 2-storey home in the highly sought-after community of Martindale, offering over 1,890 sq.ft. of living space with 4 bedrooms, 3.5 bathrooms, and both a living room and family room on the main floor—ideal for everyday comfort and entertaining. Step inside to a spacious foyer that leads into a bright family room, perfect for casual gatherings. Toward the back of the home, you'll find a well-appointed kitchen with stainless steel appliances, a generous living room, and a dedicated dining area that overlooks the backyard—creating the perfect space for hosting family dinners or relaxing evenings. A convenient 2-piece powder room completes the main floor. Upstairs, you'll find 3 spacious bedrooms and 2 full bathrooms. The primary suite features a walk-in closet and a private 4-piece ensuite, while the other two bedrooms share another 4-piece bath. The fully finished basement expands your living space with a large recreation area, an additional bedroom, and a 4-piece bathroom—ideal for guests, teens, or a home office. Enjoy outdoor living in the private backyard, complete with a covered deck, concrete patio, and a detached double garage. This home is located close to schools, parks, shopping, and transit—making it a fantastic option for families.