



GRASSROOTS
REALTY GROUP

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**801 Martindale Boulevard NE
Calgary, Alberta**

MLS # A2228393



\$645,000

Division:	Martindale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,551 sq.ft.	Age:	1998 (27 yrs old)
Beds:	4	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Cleared, Landscaped, Rectangular Lot		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Suite	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	French Door, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance		

Inclusions: Basement Goods: Refrigerator, Electric stove, Washer, Dryer, Hood fan.

C/S until Aug 17th-Waiting for Deposit. Wow! Location! location! location! ! The perfect 2 story House with Stucco siding in Martindale N.E. Calgary. 3+1 Bedrooms, 4 full Bathrooms, Fully finished 1 bedrooms (illegal) basement with large living room, kitchen, den, Separate Entrance and Laundry. Master Bedroom with large Walk-IN-Closet and full bath. 2 other large size bedrooms and a full bathroom. Quartz Countertops, Large deck, Near all Amenities-School's, Bus Stop, Shopping Plaza and much more! Large Back Yard and Paved Back lane, due to paved back lane and large lot not any problem for parking. Great opportunity for all types of buyers. Don't miss the chance.