



GRASSROOTS
REALTY GROUP

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698 Martindale Boulevard NE
Calgary, Alberta

MLS # A2235764



\$679,000

Division:	Martindale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,757 sq.ft.	Age:	1999 (26 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Lawn, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, Separate Entrance, Walk-In Closet(s)		

Inclusions: A/C, Heater in garage

Welcome to this beautiful 2 storey house with Fully Developed Basement in the much desired community of Martindale | Walking distance to School | Separate Entry to Basement | Corner Lot | Attached Heated Garage | Air Conditioning | Rear Parking Pad | Incredible Location | Front Porch | Rear Deck | 5-Bedrooms | 3-Full Bathrooms | 1-Half Bathroom | Open & Functional Floor Plan | Natural Light | Luxury-Vinyl Flooring | 2,349 sqft of Developed Living Space On All Floors. The front door opens up to a foyer with closet storage. The main level has both an open and functional floor plan. The open living and dining room are spacious and inviting. The living room is centered with a electric fireplace. The dining room connects to the kitchen. The kitchen is finished with solid wood cabinets, laminate countertops, appliances and a pantry! The kitchen connects backs to the main foyer with a hallway that holds the interior garage door and a 2pc bathroom. Upstairs hold 4-bedrooms, Laundry, 2-full bathrooms and a den. The spacious primary bedroom has a walk-in closet and private 4pc ensuite. The 3 additional upper level bedrooms are great sized each with closet space. The main 4pc bathroom has a tub/shower combo and storage under the sink. The den is multi-use; a home office, kids' playroom, or even overnight guests. Downstairs is a fully finished basement with one bedroom, washroom, separate laundry. Located just minutes to schools, parks, transit, shopping, airport and the Genesis Centre, this home offers unmatched value, space to grow, and peace of mind with all the big-ticket items already taken care of. Do not miss this opportunity to own a versatile property with so much to offer!