



GRASSROOTS
REALTY GROUP

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390 Martindale Boulevard NE
Calgary, Alberta

MLS # A2235857



\$789,000

Division:	Martindale		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,004 sq.ft.	Age:	1993 (32 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Front Yard, Lawn, Street Lighting		

Heating:	Central, Fireplace(s), Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Crown Molding, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	None		

ONE-OF-A-KIND, MAGAZINE-WORTHY HOME WITH HIGH-END LUXURIOUS UPGRADES. This beautiful home will definitely SURPRISE YOU WITH THE AMOUNT OF RENOVATIONS, USAGE OF SPACE AND THE REMARKABLE DESIGN. Welcome to this fully upgraded luxury home where modern elegance meets functional design. Spanning over 2,000 sq ft plus a fully finished basement is a perfect blend of style, comfort, and functionality, ideal for families who want to experience luxury while staying in the well established area close to all amenities. This stunning 6-bedroom, 4.5-bathroom home is packed with high-end finishes and thoughtful upgrades rarely found in this neighbourhood. From the moment you step inside, you'll be drawn to the sleek modern interiors, featuring smooth ceilings, pot lights throughout, brand new flooring, high baseboards and new windows, doors, window blinds and stylish light fixtures and chandeliers. The main kitchen is a showstopper - complete with a huge island with extra thick quartz countertops and premium stainless steel appliances, all complemented by a dedicated spice kitchen to keep your culinary aromas contained. The living room stuns with a custom feature wall, beautifully finished in large-format luxury tiles and wood accents surrounding a modern gas fireplace. While the family room impresses with black tiles, panels, floating shelves with shiny puck lighting and a sleek built-in electric fireplace at the bottom of the TV unit. Fully renovated 4.5 bathrooms feature modern tiles, frameless glass doors, designer faucets and light fixtures. The thoughtful layout includes two spacious primary suites with attached baths, ideal for multi-generational living. Thoughtfully designed built-in cabinets throughout the house provide ample storage space. The basement offers a 2-bedroom illegal suite with a separate

entrance—perfect for extended family or rental income. Exterior upgrades include a new roof, strong Hardie board siding and a heated double garage. Located just walking steps from schools, parks, shopping and the Sikh Gurudwara, this home isn’t just move-in ready—it’s. If you’ve been searching for a luxury property in a family-friendly, central location - this is one you have to see in person.