



**714 Martindale Boulevard NE
Calgary, Alberta**

MLS # A2254891

\$675,000



Division:	Martindale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,752 sq.ft.	Age:	1999 (27 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		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	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 large 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 — book your private showing today!