



**523 Martindale Drive NE
Calgary, Alberta**

MLS # A2290909



\$569,900

Division:	Martindale		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,042 sq.ft.	Age:	2003 (23 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached, Driveway, Garage Faces Rear, On Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Lawn, Rectangular Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Open Floorplan, Pantry, Vaulted Ceiling(s)		

Inclusions: Basement: Stove, Range Hood, Refrigerator, Washer, Dryer

**** LEGAL 2 Bed + Den Basement Suite ** Incredible Location | Across From Nelson Mandela CBE School | Family Friendly Neighbourhood | Bi-Level | Main Level 3 Bedrooms & 2 Bathrooms | Great Open Floor Plan | Vaulted Ceilings | Comfortable Living Space | Great Kitchen | Stainless Steel Appliances | Quartz Countertops | Double Basin Sink | Ample Cabinet Storage | Main Level Laundry | Legal Basement Suite with Separate Interior Entrance & Separate Laundry | L Shaped Kitchen | Open Floor Plan Living & Dining Area | 2 Sizable Bedrooms | Office/Den | Low Maintenance Backyard | Deck | Rear Double Detached Garage | Alley Access | Additional Front on-street Parking. Welcome home to 523 Martindale Dr NE, a gorgeous bi-level home with 3 bedroom on the upper main level and a legal 2 bed + office basement suite. This home offers spacious open concept living, incredible natural light, sizeable bedrooms and a premier location. The front door opens to a foyer with closet storage and access to the main level. Head upstairs to the main level where you are welcomed to a large open floor plan with vaulted ceilings. The living, dining and kitchen being open to each other makes this a great space to spend time with the family. The kitchen is outfitted with ample cabinet storage, quartz countertops and stainless steel appliances. The 3 bedrooms on this level are located in the rear of the home; the primary bedroom is paired with a deep closet and a private 4pc ensuite bath. Bedrooms 2 & 3 share the main 3pc bath with a walk-in shower and the stacked washer/dryer set. Downstairs, the legal basement suite has a separate side entry that opens into an open floor plan dining and living space. The L shaped kitchen is to your right with great cabinet storage, white appliances a dual basin sink and ample countertop space. Off the kitchen is a pantry perfect**

for additional storage for dry goods. The 2 bedrooms on this level are both a great size and share the 4pc bath with an extended single vanity and a tub/shower combo. The office/den on this level is a multi-use space (currently used as a bedroom) but has potential for an office, kid's playroom, exercise room and more! Outside in your backyard, the fully fenced home has a large deck meaning you have a low maintenance backyard! The deck leads to the rear double detached garage with alley access. Additional parking is available at the front of the home for friends and family. The location can't be beat; across the street from you is CBE's Nelson Mandela High School, the Genesis Centre, Parks, Playgrounds, all all shopping amenities. The Saddletowne Station is minutes away too making a commute to any part of the city easy! Hurry and book a showing at this incredible home today!