



**374 Martindale Boulevard NE
Calgary, Alberta**

MLS # A2299815



\$519,000

Division:	Martindale		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,339 sq.ft.	Age:	1992 (34 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, High Ceilings, Vaulted Ceiling(s)		

Inclusions: Electric fire place. Shed.

This well maintained four level split presents an outstanding opportunity for discerning buyers seeking a thoughtfully designed home that balances open, inviting living spaces with practical, day to day functionality. The multi-level layout maximizes square footage while providing distinct zones for entertaining, rest, and utility. The main level immediately impresses with its vaulted living room and adjoining dining area, with an abundance of natural light creating an airy welcoming feel. The adjacent kitchen serves as a welcoming hub for the household perfect for entertaining guests or preparing weeknight dinners for the family. As you ascend to the upper level you find three well proportioned bedrooms. The primary suite is a notable highlight, appointed with a walk-in closet and its own private ensuite full bathroom. The two additional bedrooms offer flexibility for families, guests, or dedicated office use and have their own additional full bath. Descending to the first lower level you discover a fully finished space anchored by a fireplace, creating a warm and comfortable space appropriate for a family room, media lounge, or recreational area, a natural extension of the main living areas adding to the home's versatility. Below that, the fourth level offers an expansive unfinished space that is a blank canvas ready to accommodate your needs, whether that's a workshop, home gym, hobby room, or simply abundant storage. This level also houses the laundry and mechanical/utility areas, keeping everything tucked neatly out of sight. A single garage plus an additional rear pad, provide convenient off-street parking. This home's exterior was updated a few years ago with new shingles and siding making it a standout on the street and ready for the coming decades. Close to transit, schools, parks, and shopping you will never have to go far to get what you need.