



**792 Martindale Boulevard NE
Calgary, Alberta**

MLS # A2146979



\$669,900

Division:	Martindale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,778 sq.ft.	Age:	2001 (23 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	See Remarks, Vinyl Siding, Wood Frame	Zoning:	R-C1N
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, See Remarks		

Inclusions: NA

Your search is over!. This meticulously maintained two-story home, nestled in the coveted community of Martindale, is a rare gem that caters to your every need. Step inside to discover a spacious and well-appointed interior, featuring a large bonus room, soaring vaulted ceilings, and tasteful decor. With over 1778.2 sq ft of developed living space, this home offers three generously sized bedrooms, 2.5 bathrooms, and a cozy yet elegant living room complete with a stunning gas fireplace. The fabulous kitchen and breakfast nook provide the perfect setting for creating culinary delights and enjoying casual meals. The lower level holds limitless potential, awaiting your personal touch to transform it into the space of your dreams. Outside, the home boasts a beautiful deck overlooking a meticulously manicured and fenced backyard, offering a private retreat for relaxation and outdoor entertaining. Conveniently situated near schools, parks, shopping, and public transit, including the Martindale LRT Station and bus stops, this home offers an unparalleled location. Additionally, the nearby Dashmesh Culture Centre and the Genesis Centre provide a wealth of community amenities and activities for residents to enjoy. With its blend of style, space, and comfort, this property presents an inviting opportunity to simply move in and start living the lifestyle you've always desired.