



**186 Martinglen Way NE
Calgary, Alberta**

MLS # A2147495



\$671,000

Division:	Martindale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,578 sq.ft.	Age:	1992 (32 yrs old)
Beds:	5	Baths:	3
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle, Cedar Shake	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters, Vinyl Windows		

Inclusions: NA

Welcome to the beautiful community of Martindale! This charming 2-storey walkout home, situated on a corner lot, offers convenience and comfort, perfect for families. With all amenities within walking distance, including a K-9 school just a 5-minute walk away, Superstore, and other major stores, you'll have everything you need nearby. The home features a concrete-paved driveway, ideal for parking your vehicles. As you enter, you'll notice how well-kept the home is. To the right, there's a main floor bedroom with a full bathroom and laundry, perfect for families with grandparents needing easy access. The living room boasts large windows, allowing natural light to fill the space. Adjacent to the living room is the dining room and a beautifully renovated kitchen with ceiling-high cabinets, quartz countertops, and a stylish backsplash. Upstairs, you'll find a 3-piece bathroom, two good-sized bedrooms, and the primary bedroom located at the front of the home. All windows have been replaced, ensuring peace of mind during the winter months. The basement features a one-bedroom walkout illegal suite, currently rented, providing additional income potential. The home also comes equipped with security cameras and a monitor in the living room for added peace of mind and safety. The backyard includes an oversized 22x24 garage, perfect for keeping your vehicles safe. Additionally, the side of the garage offers ample space to park RVs, boats, or trailers securely on your property. This well-maintained home in Martindale is a fantastic opportunity for families seeking comfort and convenience in a welcoming community. Don't miss out on making it your own!