



6567 Martingrove Drive NE  
Calgary, Alberta

MLS # A2152876



**\$619,999**

<b>Division:</b>	Martindale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,052 sq.ft.	<b>Age:</b>	1986 (38 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, No Neighbours Behind, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** none

Welcome to Your Dream Home! Looking for an impeccably maintained and upgraded home in a family-friendly neighborhood? Look no further—this is it! Spacious Living: This open-concept 4-level split offers thoughtfully designed space with soaring cathedral ceilings that create an immediate "WOW" factor as soon as you step inside. Featuring 5 bedrooms, 3 and half bathroom and a backyard that backs onto a Tot Lot, this home combines the best of both worlds—privacy and play. Recent upgrades include a new roof and siding (2021), fresh paint, and a completely revamped kitchen with brand new stainless steel appliances. Inside, you'll find many elegant upgrades such as new fixtures, flooring, quartz counter tops, and light fixtures. The basement includes a self-contained illegal suite with a separate entrance, offering 2 additional bedrooms. This versatile space is perfect for extended family, guests, or as a rental opportunity.