

818 Martindale Boulevard NE  
Calgary, Alberta

MLS # A2225218



**\$669,000**

<b>Division:</b>	Martindale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,754 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Central, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

**Inclusions:** N/A

Stunning Former Show Home &ndash; Spacious 2-Storey with 2 Master bedrooms, finished basement & RV Parking! Welcome to this beautifully maintained former show home with recently renovated kitchen and bathrooms, as well as recently upgraded carpet and LVP flooring. This beautiful home offers over two levels of bright, open concept living space perfect for families and entertaining alike. Step into a welcoming foyer that leads to a spacious main floor family room, complete with elegant crown molding, a cozy fireplace with river rock surrounding, and a custom mantle. The open kitchen features a large dining nook, center island, stylish cabinetry, stone backsplash, and a walk-in pantry&mdash;ideal for the home chef. Upstairs, you will have four bedrooms. All bedrooms are well-sized, including a spacious primary suite with a relaxing corner soaker tub, separate stand-up shower, and ample closet space. There is another master bedroom with its own 4-piece ensuite bathroom. The fully finished basement comes with rec area for family gatherings and a bedroom with 4 piece bath. Outside, enjoy a fully fenced backyard with rear lane access and double gate&mdash;ideal for RV parking. It is conveniently located close to parks, schools, and public transit. A must-see home that offers comfort, charm, and room to grow!