



## 671 Martindale Boulevard Calgary Alberta

\$640,000

Pride of ownership is evident throughout this immaculate two-story home, nestled in the highly sought-after community of Martindale. This well-maintained family home features a bright, open, and functional floor plan with an abundance of natural light. Upon entry, you're greeted by a spacious foyer leading to a beautifully designed interior that includes a large bonus room. With over 1,774 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 gas fireplace on main and upper level. The kitchen and breakfast nook provide the perfect setting for culinary creations and casual meals. The lower level holds limitless potential, with roughed-in plumbing, awaiting your personal touch. Outside, a beautiful concrete pad overlooks a large, meticulously manicured and fenced West-facing backyard, offering a private retreat for relaxation and outdoor entertaining. The roof is approximately 7 years old. This home is conveniently located near schools, parks, shopping, and public transit, including the Martindale LRT Station and a bus stop just steps away. (id:6769)

Living room 11.58 Ft x 13.67 Ft  
Dining room 12.00 Ft x 12.92 Ft  
Kitchen 9.92 Ft x 9.00 Ft  
Foyer 8.67 Ft x 6.00 Ft  
2pc Bathroom 6.67 Ft x 4.67 Ft  
Family room 14.25 Ft x 15.92 Ft

Primary Bedroom 14.50 Ft x 17.33 Ft  
Bedroom 10.08 Ft x 12.42 Ft  
Bedroom 10.92 Ft x 12.42 Ft  
4pc Bathroom 7.67 Ft x 5.00 Ft  
4pc Bathroom 6.58 Ft x 7.67 Ft

Listing Presented By:



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