



## 71 Martindale Close Calgary Alberta

\$589,888

This beautifully updated 4-bedroom Bungalow in Martindale offers plenty of space and comfort. With 3 bedrooms upstairs and 1 bedroom in the basement, along with an illegal suite and separate laundry for both levels, this home provides flexibility for extended family. The roof and siding were both replaced in 2020, ensuring years of low-maintenance living. The windows and doors, updated in 2018, enhance both energy efficiency and curb appeal. Inside, you'll find hardwood and tiled floors, granite countertops, and a built-in stove and oven in the kitchen. The primary bedroom features a charming bay window that brightens the room with natural light. In the basement, you'll enjoy the luxury of a sauna and a jetted tub. In the backyard you will a private hot tub room for relaxation. The furnace and hot water tank, replaced in 2017, ensure efficient heating. The oversized HEATED garage comes with a new door and opener, and outside, the exposed aggregate concrete provides a clean, low-maintenance exterior with no grass to maintain. The property includes two 4-piece bathrooms and new light fixtures throughout. Located close to all amenities—including schools, parks, shopping, and public transit—this home is move-in ready. Book your showing today! (id:6769)

4pc Bathroom 7.00 Ft x 7.58 Ft

Bedroom 13.17 Ft x 10.75 Ft

Kitchen 10.58 Ft x 12.00 Ft

Recreational, Games room 18.33 Ft x 18.50 Ft

Storage 7.17 Ft x 13.42 Ft

4pc Bathroom 4.83 Ft x 7.75 Ft

Bedroom 8.33 Ft x 10.08 Ft

Bedroom 10.92 Ft x 9.58 Ft

Dining room 8.33 Ft x 8.25 Ft

Kitchen 11.33 Ft x 10.17 Ft

Primary Bedroom 10.92 Ft x 13.83 Ft

Living room 14.67 Ft x 13.75 Ft

Listing Presented By:



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**Mirror**

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