



## 73 Martinvalley Crescent Calgary Alberta

\$599,900

BACKING ON TO GREEN SPACE | ILLEGAL BASEMENT SUITE W/ SEPARATE ENTRANCE | DOUBLE CAR GARAGE | DESIRED COMMUNITY OF MARTINDALE | This beautifully renovated detached home in the highly sought-after community of Martindale is where modern comfort meets convenience, offering a lifestyle of ease and enjoyment. Backing onto a serene park and green space, the property provides not only stunning views but also a sense of privacy, making it the perfect retreat after a long day. Imagine stepping into the bright, welcoming foyer where there's ample space to store coats and shoes, keeping the entryway clutter-free. As you move into the living room, the large vinyl windows bathe the space in natural sunlight, creating a warm and inviting atmosphere, perfect for relaxing with family or entertaining guests. Picture yourself cooking in the stylish kitchen, complete with ample cabinetry to store all your kitchen essentials, a sleek island topped with quartz countertops for meal prep, and stainless steel appliances that add a modern touch. The kitchen seamlessly flows into the dining area, where you can easily envision hosting lively dinner parties or sharing quiet family meals. Upstairs, the layout is designed with both comfort and practicality in mind. Two good-sized bedrooms provide space for kids, guests, or even a home office, while the nearby full bathroom is both functional and stylish. The primary bedroom offers a peaceful sanctuary, complete with a generous walk-in closet where you can neatly organize your wardrobe. Heading down to the basement, the separate side entrance leads to an illegal suite, which offers endless possibilities—whether it's for extended family, guests, or more. The basement includes a spacious bedroom, a fully equipped kitchen, a large recreation room where you can relax or entertain, and a laundry room that makes daily chores more convenient. The 3-p...

Bedroom 9.25 Ft x 11.92 Ft  
Bedroom 10.42 Ft x 12.00 Ft  
Primary Bedroom 12.67 Ft x 13.92 Ft  
4pc Bathroom 8.08 Ft x 4.92 Ft  
3pc Bathroom 8.25 Ft x 4.92 Ft  
Bedroom 9.42 Ft x 8.58 Ft

Recreational, Games room 17.75 Ft x 8.25 Ft  
Furnace 5.75 Ft x 13.83 Ft  
2pc Bathroom 5.33 Ft x 5.08 Ft  
Dining room 9.75 Ft x 14.42 Ft  
Kitchen 9.25 Ft x 14.42 Ft  
Living room 15.08 Ft x 19.08 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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Kitchen 14.42 Ft x 8.42 Ft