



## 186 Martinglen Way Calgary Alberta

\$639,999

Welcome to the beautiful community of Martindale! This charming 2-storey walkout home, situated on a corner lot, offers convenience and comfort, perfect for families. With all amenities within walking distance, including a K-9 school just a 5-minute walk away, Superstore, and other major stores, you'll have everything you need nearby. The home features a concrete-paved driveway, ideal for parking your vehicles. As you enter, you'll notice how well-kept the home is. To the right, there's a main floor bedroom with a full bathroom and laundry, perfect for families with grandparents needing easy access. The living room boasts large windows, allowing natural light to fill the space. Adjacent to the living room is the dining room and a beautifully renovated kitchen with ceiling-high cabinets, quartz countertops, and a stylish backsplash. Upstairs, you'll find a 3-piece bathroom, two good-sized bedrooms, and the primary bedroom located at the front of the home. All windows have been replaced, ensuring peace of mind during the winter months. The basement features a one-bedroom walkout illegal suite, currently rented, providing additional income potential. The home also comes equipped with security cameras and a monitor in the living room for added peace of mind and safety. The backyard includes an oversized 22x24 garage, perfect for keeping your vehicles safe. Additionally, the side of the garage offers ample space to park RVs, boats, or trailers securely on your property. This well-maintained home in Martindale is a fantastic opportunity for families seeking comfort and convenience in a welcoming community. (id:6769)

3pc Bathroom 9.33 Ft x 6.08 Ft

Bedroom 9.42 Ft x 9.33 Ft

Bedroom 9.33 Ft x 12.92 Ft

Primary Bedroom 15.25 Ft x 14.50 Ft

4pc Bathroom 5.00 Ft x 7.33 Ft

Bedroom 11.50 Ft x 10.08 Ft

Kitchen 9.00 Ft x 6.33 Ft

Living room 18.00 Ft x 13.92 Ft

3pc Bathroom 11.58 Ft x 4.92 Ft

Dining room 11.67 Ft x 13.83 Ft

Kitchen 19.08 Ft x 11.50 Ft

Living room 15.33 Ft x 14.33 Ft

Bedroom 11.67 Ft x 13.83 Ft

Listing Presented By:



Originally Listed by:  
Real Broker

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca