



28 Martinglen Way Calgary Alberta

\$474,900

This SEMI-DETACHED FAMILY HOME offers a great, functional layout that works perfectly for a busy family looking for both shared connection and their own separate spaces. The floorplan utilizes every foot efficiently, keeping the main living areas, bedrooms, and recreation spaces distinct and highly usable. Practical hard-surface flooring handles daily foot traffic with ease, while neutral paint and updated light fixtures keep the home feeling bright and welcoming. Out back, a large raised deck overlooks a fully fenced yard, giving kids and pets plenty of secure space to play while adults relax or fire up the BBQ. The front foyer provides a dedicated landing zone with a closet to keep coats and boots organized and out of sight. Down the hall, you have direct access to the attached single-car garage, which is an absolute lifesaver on freezing winter mornings. A handy main floor powder room is also tucked away near the entrance for guests. The back of the main floor is where the family gathers, featuring a classic wrap-around kitchen with warm wood cabinetry, reliable appliances, and plenty of counter space. It flows seamlessly into a bright dining area and a spacious living room, where large windows let in lots of natural light and offer a clear view of the backyard. Upstairs, the primary bedroom is quite spacious, stretching across the entire width of the house and offering excellent storage with two separate built-in closets. Two more bright bedrooms sit down the hall, making great spaces for children, guests, or a dedicated home office. A clean, central four-piece bathroom features a full tub/ shower combo alongside a wide vanity with good storage underneath. Downstairs, the fully developed basement adds a massive amount of extra living space. The main recreation room centers around a classic brick-faced fireplace, making it the ultimate spot for family movie nights ...

4pc Bathroom 4.92 Ft x 8.08 Ft

Bedroom 9.42 Ft x 13.67 Ft

Bedroom 9.25 Ft x 10.17 Ft

Primary Bedroom 15.75 Ft x 12.25 Ft

Recreational, Games room 18.42 Ft x 19.42 Ft

Living room 11.08 Ft x 10.33 Ft

Furnace 9.42 Ft x 15.92 Ft

2pc Bathroom Measurements not available

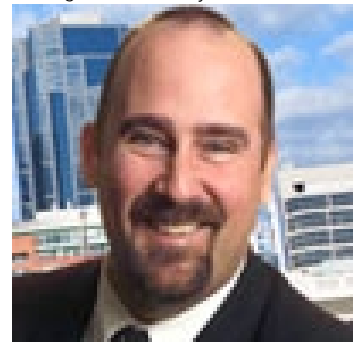
Dining room 10.17 Ft x 9.92 Ft

Foyer 9.42 Ft x 8.42 Ft

Kitchen 9.33 Ft x 9.08 Ft

Living room 19.17 Ft x 11.50 Ft

Listing Presented By:



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