

76 Martindale Close Calgary Alberta

$499,999

EXTENSIVELY RENOVATED | SOLAR | FORMER SHOW HOME | ILLEGAL SUITE | 2 LAUNDRIES | LARGE COMPOSITE DECK | SOUTH-FACING GARDENThis former show home offers over 2,100 sq. ft. of developed living space, with 4 bedrooms, 3 bathrooms and a fully developed basement with a self-contained illegal suite. The home has been thoughtfully upgraded and maintained over the years, including a $30,000 solar system installed in 2024, new deck and parking pad in 2023, new siding in 2022, upgraded hail-resistant roof shingles in 2021, high-efficiency furnace with UV filtration, increased attic insulation, on-demand hot water, vinyl windows and a salt-free whole-home water conditioning system. The main floor is bright and inviting, with beautiful hardwood flooring, skylights--including one that opens for ventilation--and a comfortable open layout connecting the living, dining and kitchen areas. The renovated kitchen features custom cabinetry with soft-close doors and drawers, generous counter space, a breakfast bar, slide-in range, and an impressive stainless-steel hood fan. With large floor to ceiling cabinets on either side, the built-in desk creates a practical workspace or homework station.The living room features a full brick wood-burning fireplace and extensive built-in bookcases, with sliding glass doors providing access to the large vinyl composite rear deck. The deck offers plenty of space for outdoor seating and entertaining and overlooks the fenced backyard.A convenient main-floor 2-piece bathroom also includes a full-size front-load washer and dryer.Upstairs are three bedrooms, including a spacious primary bedroom with excellent closet space, two additional bedrooms and a full bathroom.The fully developed lower level provides a self-contained illegal suite with its own private entrance, kitchen, living area, bedroom, full bathroom, large egress windows, recessed lighting a...

Furnace 10.50 Ft x 17.42 Ft

2pc Bathroom 5.00 Ft x 7.83 Ft

Dining room 9.50 Ft x 16.33 Ft

Kitchen 10.08 Ft x 13.00 Ft

Living room 15.00 Ft x 14.42 Ft

4pc Bathroom 5.25 Ft x 7.75 Ft

Bedroom 7.67 Ft x 14.50 Ft

Bedroom 7.83 Ft x 11.17 Ft

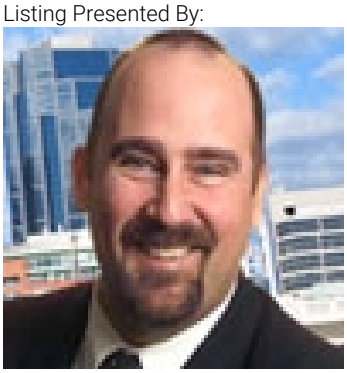
Primary Bedroom 13.50 Ft x 9.75 Ft

4pc Bathroom 9.33 Ft x 8.50 Ft

Bedroom 11.58 Ft x 11.33 Ft

Living room/Dining room 10.92 Ft x 12.58 Ft

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