

6556 Martingrove Drive NE
Calgary, Alberta

MLS # A2180313



\$599,999

Division:	Martindale		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,616 sq.ft.	Age:	1986 (38 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, Storage		

Inclusions: All appliances listed in the appliance section , Shed

Welcome to this SPACIOUS AND THOUGHTFULLY DESIGNED 2-storey split home in the heart of Martindale, offering the perfect combination of comfort, functionality, and style. With 4 bedrooms, 3.5 bathrooms, and a versatile layout, this property is ideal for families of all sizes. Upon entering, you're greeted by a BRIGHT AND INVITING MAIN FLOOR featuring two separate living rooms—one perfect for cozy family time and the other ideal for entertaining guests. The LARGE DINING AREA easily accommodates family dinners and gatherings, while the well-appointed kitchen offers plenty of cabinetry, modern appliances, and a practical layout for easy meal preparation. Upstairs, discover three generously sized bedrooms, including a primary bedroom complete with its own PRIVATE ENSUITE BATH, offering a tranquil retreat at the end of the day. The additional bedrooms share a well-equipped bathroom, providing ample space and convenience for the entire family. The fully finished basement extends the living space, featuring a recreation room that's perfect for movie nights, hobbies, or a home gym. A fourth bedroom and an additional bathroom make this level perfect for accommodating guests or creating a private workspace. Outdoor living is just as impressive, with a DECK OVERLOOKING A PRIVATE YARD, perfect for barbecues, gardening, or relaxing. The DOUBLE ATTACHED GARAGE provides secure parking and extra storage space, completing the package. This home is within walking distance to Dashmesh Culture Centre and the Martindale Shopping Centre, making it a prime location. Additionally, it is close to schools, parks, and public transit, ensuring convenience and accessibility. This home has everything you need and more—don't miss the chance to make it yours! Schedule your

showing today! *The property has air conditioning.*