

176 Martinvalley Crescent NE  
Calgary, Alberta

MLS # A2180596



**\$619,999**

<b>Division:</b>	Martindale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,100 sq.ft.	<b>Age:</b>	2001 (23 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-1N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Quartz Counters, See Remarks, Separate Entrance		

**Inclusions:** N/A

Welcome to this beautifully maintained bi-level home, perfectly situated on a quiet street in a desirable neighborhood. This property offers 5 bedrooms and 3 full bathrooms, including a fully developed 2-bedroom basement suite with a separate entrance, making it ideal for extended family or potential rental income. The main floor boasts 3 spacious bedrooms, including a primary bedroom with a 3-piece ensuite, and a stylish common 3-piece bathroom. Both bathrooms feature standing showers and quartz countertops for a touch of modern luxury. The upgraded kitchen is a chef's dream, complete with quartz countertops, extended ceiling-height cabinetry, and additional drawers for ample storage. All closets are equipped with durable MDF shelves, offering practical and organized storage throughout the home. Throughout the home, you will find durable LVP flooring, tiles in wet areas, and a stunning railing that enhances the main level's appeal and leads to the basement. The basement suite features a second fully equipped kitchen with quartz countertops and extra cabinets, providing a functional and stylish space. The exterior is finished with low-maintenance stucco, and the yard is designed for ease of care. A double detached garage with alley access and a wide concrete entrance complete the outdoor features. Conveniently located close to schools, the Martindale Guru Ghar, Saddle Towne Station, and various amenities, this home offers everything you need. This is a must see property. Book your showing today