



**76 Martindale Close NE
Calgary, Alberta**

MLS # A2305744



\$569,000

Division:	Martindale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,414 sq.ft.	Age:	1986 (40 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Lawn, Rectangular Lot		

Heating:	Baseboard, Electric, Forced Air, Natural Gas	Water:	-
Floors:	Subfloor, Hardwood, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Ceiling Fan(s), No Smoking Home, Recessed Lighting, Separate Entrance, Skylight(s), Storage		

Inclusions: Solar System

Welcome to your next home in Martindale. This custom 1,415 sq. ft. detached 2-storey is a true diamond in the rough, combining substantial modern upgrades with an expansive, open layout. Experience the future of energy savings and significantly reduced monthly bills with a full SOLAR system installed in 2024, paired with a high-efficiency furnace with UV filter, on-demand hot water, and a NuvoH2O whole-home water softening system. Rest easy knowing the major maintenance is already done, with a new roof replaced in 2021 and new siding installed in 2022. The home is bathed in NATURAL LIGHT thanks to thoughtfully placed skylights, including one that opens to naturally ventilate and pull warm air out during the summer. The main floor is designed as one expansive, connected space perfect for large gatherings, featuring custom soft-close cabinetry, a slide-in range with a stainless hood fan, and a built-in desk. For those seeking a quiet retreat, the living room features a full brick wood-burning fireplace, built-in bookcases, and a sliding door leading onto a composite deck and backyard. The upper floor hosts a generous primary bedroom with a spacious closet alongside two versatile rooms, perfect for children's bedrooms or a dedicated home office. The lower level features a completely independent ILLEGAL 1-bedroom SUITE developed in 2014. This self-contained space stays bright and open with large egress windows and recessed pot lighting, and includes its own full kitchen, living area, and private full-sized laundry. Outside, the property is rounded out by a dedicated south-facing gardening plot. Situated on a quiet street, you are just steps from the Dashmesh Cultural Centre and transit, with major shopping hubs and the LRT nearby for a seamless commute. Call your favorite agent and come have a look at this gem before it's gone!