



**262 Martindale Boulevard NE
Calgary, Alberta**

MLS # A2287009



\$499,999

Division:	Martindale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,242 sq.ft.	Age:	1989 (37 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Irregular Lot, Landscaped, Low Maintenance		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan		
Inclusions:	N/A		

Own this beautiful fully finished two storey home nestled in a strategic location on Martindale Boulevard. It is close to public transport - bus & LRT, schools, parks and playgrounds, shopping and the major roadways. It has a beautiful front yard loaded with perennials and ornamental bushes and a maintenance free backyard with a covered deck. This home has fabulous beaming hardwood floors in the huge living room and up to the big masters bedroom and the other 2 roomy bedrooms on the upper level. The kitchen has loads of drawers and cabinets with practical appliances more than enough for a growing family. It has two eating zones, a charming breakfast nook space and a sufficient dining area allowing for flexible daily use and entertaining. The basement is fully finished with enormous family recreation section, a bar, and a den perfect as your computer room, a home office or a day bed. For warm or any day relaxation enjoy the covered deck and the easy-care private backyard, complete with your double detached garage. All these and more, schedule a private showing and be the 1st to put an offer today to your future home sweet home.