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56 Martinglen Place NE
Calgary, Alberta

MLS # A2340152

$559,000

Division:	Martindale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,508 sq.ft.	**Age:**	1992 (34 yrs old)
Beds:	4	**Baths:**	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Irregular Lot, Landscaped, Pie Shaped Lo		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Laminate	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Concrete, Stucco, Wood Frame	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

EXCEPTIONAL PIE-SHAPED LOT | RV/TRUCK PARKING | BACK LANE | STUCCO | FINISHED BASEMENT Welcome to this inviting detached home, ideally tucked away on a quiet cul-de-sac in the established community of Martindale. Offering approximately 2,100 sq. ft. of developed living space, this 4-bedroom, 3.5-bathroom home features a thoughtful and functional floor plan with excellent space for both everyday living and entertaining. The main level features a generous family room with a cozy fireplace, a well-sized kitchen, dedicated den/office, convenient main-floor laundry, and a 2-piece powder room. Upstairs, the spacious primary retreat offers a private ensuite and walk-in closet, while two additional bedrooms share a full bathroom. The fully finished basement extends the living space with a guest bedroom and full bathroom, providing an excellent option for guests, extended family, teenagers, or a private retreat, along with additional flexible living space. Step outside and discover the true highlight of this property—a HUGE pie-shaped lot with a beautifully treed backyard and no immediate neighbor behind, creating an exceptional sense of privacy. Enjoy outdoor living and entertaining on the large deck, while the expansive yard provides RV/truck parking and plenty of room to enjoy the outdoors. A storage shed offers additional space for tools, equipment and seasonal items. The double attached front-drive garage adds even more convenience and storage. Ideally located close to schools, shopping, playgrounds, public transit, the LRT, and Gurdwara Sahib, this home offers the perfect balance of peaceful cul-de-sac living and convenient access to everyday amenities. A rare opportunity to own a spacious family home with an oversized pie-shaped lot, huge deck, RV/truck parking, added privacy, finished basement and an

exceptionally functional layout in Martindale.

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