

41 Martinvalley Place NE
Calgary, Alberta

MLS # A2175164



\$540,000

Division:	Martindale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,298 sq.ft.	Age:	2000 (24 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: NA

Welcome to this immaculate 4-bedroom, 2.5-bathroom residence where contemporary comfort meets multicultural charm. Step inside to discover dramatic vaulted ceilings and arched windows that flood the interior with natural light. The modern white kitchen shines with stainless steel appliances and a welcoming breakfast bar, flowing seamlessly into an open-concept main floor. The thoughtfully designed living spaces feature a refined grey-and-white palette throughout, creating an atmosphere of sophisticated comfort. A spacious family room with soaring ceilings offers the perfect setting for gathering and entertaining. Updated bathrooms showcase quality oak vanities, while the home's exterior catches the eye with its distinctive cream and green trim complemented by mature evergreen trees. Perfectly positioned in the heart of Martindale, this home sits just steps from the Genesis Centre's recreation facilities and library. Families will appreciate the proximity to several excellent schools, including Manmeet Singh Bhullar School, Crossing Park School, Nelson Mandela School, and Light of Christ Catholic School. The location offers easy access to diverse dining along Martindale Boulevard, convenient CTrain service to downtown, and quick connections to Stoney Trail and the airport. The vibrant neighborhood pulses with year-round cultural events, active community life, and abundant parks and walking paths. Experience the perfect blend of modern living and community spirit in one of Calgary's most culturally dynamic neighborhoods. Move-in ready and waiting to welcome your family home. NOTE: 1) Just Installed New Hot Water Tank. 2)New siding and new shingles were installed in late 2021 as well as a new furnace motor.