

56 Martinwood Way NE  
Calgary, Alberta

MLS # A2248357



# \$484,900

|                  |                                                                         |               |                   |
|------------------|-------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Martindale                                                              |               |                   |
| <b>Type:</b>     | Residential/House                                                       |               |                   |
| <b>Style:</b>    | 4 Level Split                                                           |               |                   |
| <b>Size:</b>     | 992 sq.ft.                                                              | <b>Age:</b>   | 1991 (34 yrs old) |
| <b>Beds:</b>     | 4                                                                       | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Off Street, On Street, Parking Pad, Unpaved                             |               |                   |
| <b>Lot Size:</b> | 0.07 Acre                                                               |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Low Maintenance Landscape, Private, Rectangular L |               |                   |

|                    |                                                                   |                   |      |
|--------------------|-------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                                                        | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Linoleum                                                  | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                   | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full, Partially Finished                                          | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame, Wood Siding                             | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                                   | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Bathroom Rough-in, High Ceilings, No Animal Home, No Smoking Home |                   |      |

**Inclusions:** hot tub (as is, owner not aware if it works)

Solidly built home, that has been lovingly maintained & perfect for a growing family with tons of room!! As you enter you will notice how bright the Living room & nook is with its large window and Vaulted ceiling, which leads into the spacious Kitchen. The upper level features 2 bedrooms, with the main having access to the enclosed porch with a hot tub (as is) , this 3 season room is perfect for relaxing and affords tons of privacy. The 3rd level offers gym area, 2 other rooms . The basement features a large rec room , laundry room and a roughed in bathroom location. The backyard is low maintenance & fully fenced with privacy screens . This home could be amazing with a few cosmetic updates as the major work has been done. New roof 2024, New Furnace, (8 years old), new plumbing (poly b removed), hot water tank (10 years old) .