



GRASSROOTS
REALTY GROUP

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34 Martinridge Road NE
Calgary, Alberta

MLS # A2220346



\$509,900

| | | | |
|------------------|------------------------------------------------------------------------------|---------------|-------------------|
| Division: | Martindale | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,264 sq.ft. | Age: | 1992 (33 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Driveway, Off Street, On Street, Other, Parking Pad, Rear Drive, RV Access/F | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Reverse Pie Shaped Lot | | |

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|--------------------|------------------------------------------------------------------------------------------------------------------|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood, Laminate, Linoleum, See Remarks | Sewer: | - |
| Roof: | Asphalt Shingle, See Remarks | Condo Fee: | - |
| Basement: | Separate/Exterior Entry, Finished, Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), Closet Organizers, Crown Molding, Pantry, See Remarks, Separate Entrance, Storage, Vinyl Windows | | |

Inclusions: Shed, Alarm

Welcome to 34 Martinridge Road NE with beautiful curb appeal, the large front yard showcases a stamped concrete sidewalk, mature trees and freshly painted enormous covered porch to enjoy the evening sun. High ceilings greet you at the entrance accompanied with storage closet. The enormous living room has stunning hardwood flooring and crown moulding. Enjoy the picture frame window while cooking and entertaining in the eat in kitchen, which includes plenty of storage and a pantry. Coming in from the back door, there's convenient storage and guest bathroom. Retreat to the upper level, the stairs have artistically custom finished hardwood! The primary is large with west facing window and great closet. There are two more good sized bedrooms and an upgraded full bathroom complete the upper level. Heading downstairs there is a private side entrance! The fully finished basement is complimented with a partial kitchen / kitchenette, huge recreation room, laundry and full bathroom. Shingles were updated a few years ago in this well maintained home. Outdoors there is colour stamped concrete patio, private side yard, and back driveway with enough space to park an RV! Lots of parking options out front on the street and privately in the backyard. Great location, quietly located!