



GRASSROOTS
REALTY GROUP

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56 Martinwood Way NE
Calgary, Alberta

MLS # A2248357



\$484,900

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

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	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).