



**99 Martinwood Road NE  
Calgary, Alberta**

**MLS # A2267284**



**\$479,900**

<b>Division:</b>	Martindale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,224 sq.ft.	<b>Age:</b>	1991 (35 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, See Remarks		

**Inclusions:** N/A

Charming Family Home in a Prime Location! Perfect for First-Time Buyers & Young Families Don't miss this incredible opportunity to own a beautiful, well-maintained home situated on a quiet, family-friendly street. Whether you're looking to break into the market or find the perfect space for your growing family, this 3-bedroom gem is ready for you to move right in. Key Highlights & Recent Updates Rest easy knowing the big-ticket items have already been handled. This home boasts significant exterior and mechanical upgrades, including: \* Newer Essentials: Roof, siding, eavestroughs, gutters, and windows. \* Mechanical: Newer hot water tank for peace of mind and a brand new dishwasher \* The Ultimate Garage: A recently built, oversized double detached garage that is fully insulated and drywalled—perfect for a workshop, gym, or secure parking. Inviting Living Spaces \* Main Floor: Enter into a bright and spacious living room flooded with natural light from large windows. The functional kitchen nook is ideal for family dinners and offers direct access to the back deck and concrete patio—perfect for summer BBQs. \* Accessibility Note: The back deck includes a convenient lift, making the home accessible for seniors or those with mobility needs. \* Convenience: A handy half-bath completes the main level. \* Upper Level: Features a massive master retreat with a stunning bay window. Two additional well-sized bedrooms are perfect for children, a home office, or guests, all sharing a clean full bathroom. \* Finished Basement: Discover a large family room that serves perfectly as a children's playroom or media center. The lower level also provides the laundry area and plenty of extra storage space. Unbeatable Location Talk about convenience! You are steps away from everything you need: \* Walking Distance (