



GRASSROOTS
REALTY GROUP

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361 Martinwood Place NE
Calgary, Alberta

MLS # A2268840



\$549,900

Division:	Martindale		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,050 sq.ft.	Age:	1992 (33 yrs old)
Beds:	5	Baths:	4
Garage:	Off Street, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Tankless Hot Water, Vaulted Ceiling(s)		

Inclusions: Electric stove, Refrigerator, Hood fan, washer/dryer stacked.

Welcome to this extensively renovated, beautiful 4 Level split house featuring 2 bedroom Illegal suite, separate laundry, new TANKLESS hot water system, New Plumbing (PEX), total of 5 bedrooms, 4 FULL BATHROOMS, new flooring, lighting fixtures, paint, bathrooms, doors and a lot more to explore. At the entrance, You're welcomed with a large living area with a vaulted ceiling, a separate dining area, and a large kitchen with an Island. At the upper level you have 2 bedrooms and 2 full bathrooms, including a primary bedroom which has its own 3pc ensuite and a walk-in closet. 3rd level featuring a full bedroom with 4pc ensuite and a stacked laundry for the upper level residents. Another part of 3rd level has its own separate entrance to the illegal suite featuring a kitchen, a living area and a separate dining area. 4th level has 2 large bedrooms, a 3pc common bathroom and a stacked laundry. This spacious house clicks all your checkboxes and perfectly aligned for a first time home buyer or an Investor. Don't miss this out as this is not going to last Longer! Some of the pictures are virtually staged. Book your showing today...