



**11 MARTINRIDGE Place NE**  
**Calgary, Alberta**

**MLS # A2286197**



**\$449,888**

<b>Division:</b>	Martindale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,090 sq.ft.	<b>Age:</b>	1989 (37 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Few Trees, Front Yard, Lawn, Level		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, 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, Storage		

**Inclusions:** N/A

SHOWS WELL! 2 story home in a cul-de-sac location on a bigger lot with lots of room for a garage or even a legal garage suite! (You can try to include the cost to build a garage with your mortgage application. Please check w/ the city' about building a LEGAL GARAGE SUITE). Numerous upgrades: newer vinyl sidings, newer asphalt shingles,, newer hot water tank, upgraded light fixtures, NEW paint. Kitchen with BREAKFAST NOOK offers gorgeous stainless steel appliances including a high end dishwasher, over the range microwave saving counter space, and excellent quality fridge with water and ice dispenser. NOTE SUNNY southwest backyard, laminate flooring on upper level, wood burning fireplace in living room, fully finished basement with 3 piece bath and a den that could be used as a fourth bedroom (non-confirming window size).