



**38 Martinwood Road NE
Calgary, Alberta**

MLS # A2290628



\$499,900

Division:	Martindale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,462 sq.ft.	Age:	1992 (34 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Landscaped, Rectangular Lot		

Heating:	Forced Air, Heat Pump, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Quartz Counters, Tankless Hot Water		

Inclusions: N/A

Beautifully maintained two storey family home offering over 2,150 sq. ft. of developed living space and FOUR BEDROOMS. The main floor features a bright and inviting layout, highlighted by a spacious family room filled with lots of natural light, an open concept kitchen designed for both everyday living and entertaining, showcasing quartz countertops, a stylish backsplash, newer UPGRADED FRIDGE AND STOVE, and a reverse osmosis water system. The generous dining area includes a garden door leading to the covered rear deck, patio and large fully fenced backyard - ideal for children, pets and summer gatherings. Ceramic tile and hardwood flooring throughout the main level add warmth and durability. A convenient den/office completes this level, perfect for remote work or study. Upstairs, all bedrooms are generously sized. The primary suite offers a walk-in closet and a private 3 piece ensuite. The fully finished basement expands your living space with a spacious family room, fourth bedroom, a 4 piece bath, and a full kitchenette - an excellent setup for extended family, guests, or multi-generational living. Significant recent upgrades include a HEAT PUMP, FURNACE AND TANKLESS HOT WATER SYSTEM (ALL INSTALLED IN 2024), along with a roof approximately 10 yrs old. These improvements enhance efficiency and provide confidence and peace of mind. A front attached garage and driveway offer ample parking and storage. The exterior custom programmable lighting is a great extra bonus. Situated in a welcoming, family friendly neighbourhood, this move in ready home is the complete package - space, upgrades and thoughtful design all in one exceptional property.