



GRASSROOTS
REALTY GROUP

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**84 Martinvalley Crescent NE
Calgary, Alberta**

MLS # A2193888



\$549,998

Division:	Martindale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,252 sq.ft.	Age:	2001 (24 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Slab	Utilities:	-
Features:	Kitchen Island, Soaking Tub, Storage, Vaulted Ceiling(s)		

Inclusions: Garage Fridge, Kitchen Fridge, Microwave, Oven, Washer/Dryer

Welcome to this beautiful home with over 1,500 sq. ft. of living space, located in the amazing community of Martindale. Perfectly situated within walking distance to Genesis Place, multiple schools (elementary, middle, and high), and the LRT, this home offers both convenience and comfort. Featuring: 3 BEDROOMS & 3 BATHROOMS – 2 spacious bedrooms upstairs; Basement features a large bedroom with ensuite and a kitchen area. LARGE HEATED GARAGE – Perfect for winter and security. AIR CONDITIONING – To keep you comfortable all summer long – Backyard has been pre-wired for a Hot Tub.